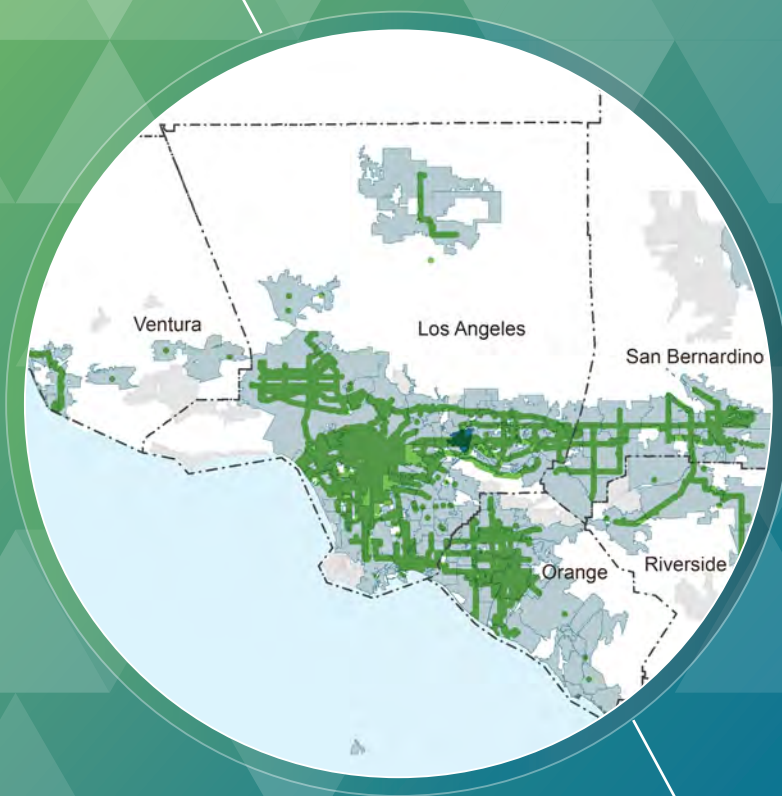


# Appendix

A - Existing Conditions Inventory

B - HQTA Toolkit

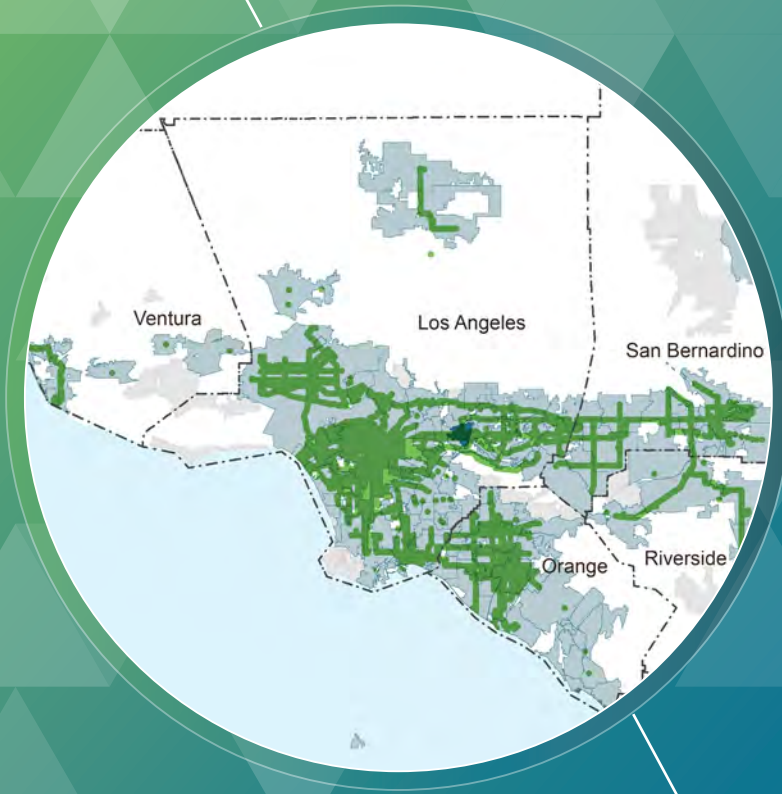


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# Appendix A

## Existing Conditions

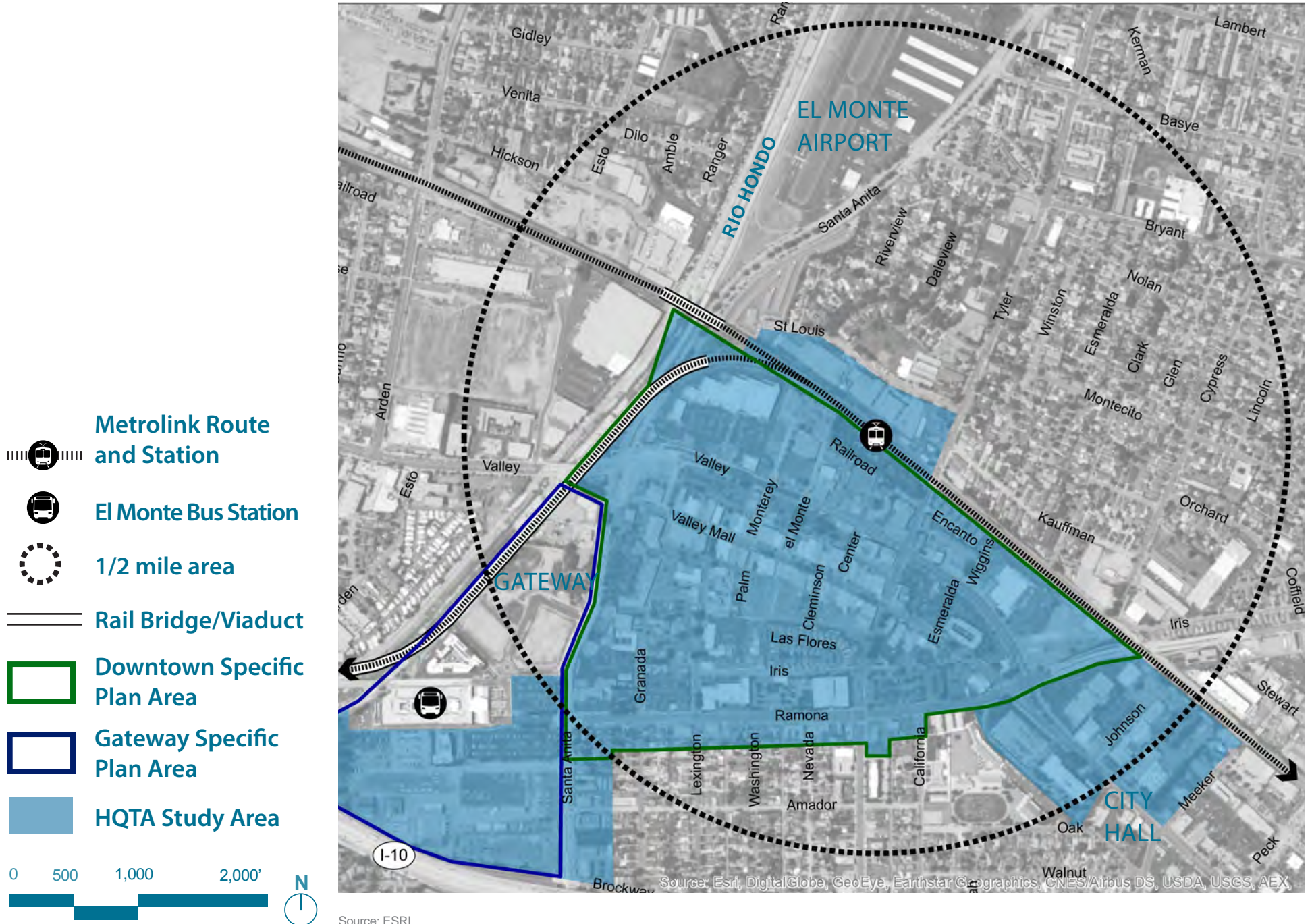
### Inventory





# Project Area

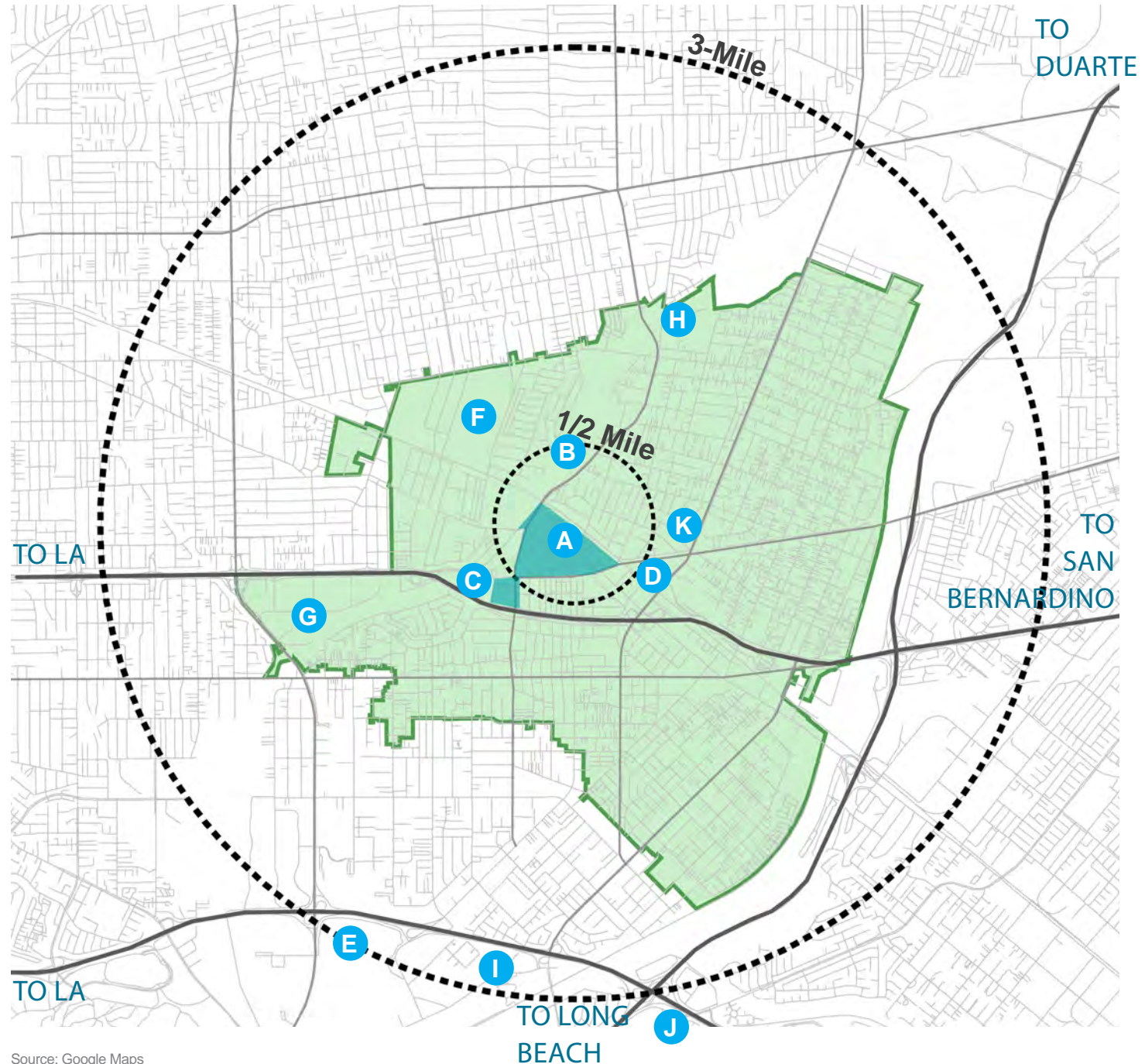
## EXISTING CONDITIONS INVENTORY





# Activity Centers

- A** Downtown El Monte (Valley Mall / Metrolink Station)
- B** El Monte Airport
- C** El Monte Bus Station
- D** El Monte Civic Area
- E** Whittier Narrows Recreation Area
- F** Northwest Industrial District
- G** Office/Industrial Park
- H** Arroyo HS
- I** South El Monte HS
- J** Rio Hondo College
- K** Auto Mall  
El Monte Vision Plan

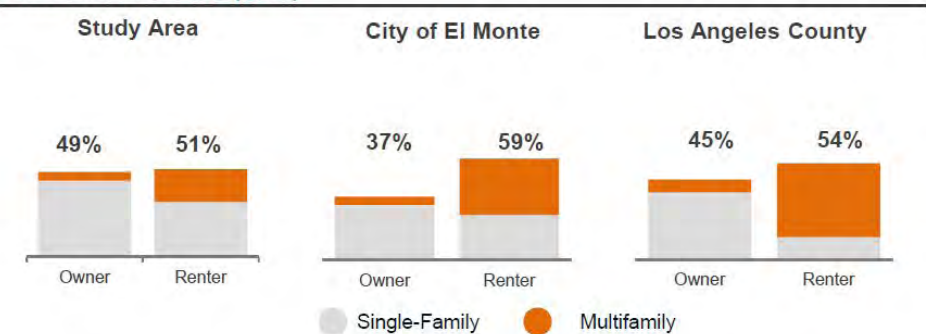


# Demographic Profile

- SCAG projects El Monte population to outpace LA County growth over next 10 years
- Lower median household income than LA County
- El Monte unemployment 1 percentage point higher than LA County
- Study area has high home ownership rate compared to City and LA County

DEMOGRAPHICS (2017)	Study Area	City of El Monte	Los Angeles County
<b>Total Population</b>	5,866	117,798	10,275,545
Pop. Density (Per Sq. Mile)	7,425	3,928	323
<b>Annual Growth Rate</b>			
Historic (2010-2017)	1.15%	0.54%	0.65%
Projected (2017-2027)	0.85%	2.08%	0.74%
<b>Total Households</b>	1,604	28,668	3,362,080
Average HH Size	3.63	4.11	3.04
<b>Annual Growth Rate</b>			
Historic (2010-2017)	0.99%	0.43%	0.52%
Projected (2017-2027)	0.85%	1.68%	0.83%
<b>Median Age</b>	34.3	31.7	35.6
0-17 years	29%	24%	23%
18-64 Years	59%	63%	65%
64 Years and Over	13%	12%	12%
<b>Jobs per Household*</b>	2.1	1.1	1.3
<b>Unemployment Rate**</b>	0.1%	5.6%	4.8%
<b>Median Household Income</b>	\$42,951	\$42,004	\$59,613

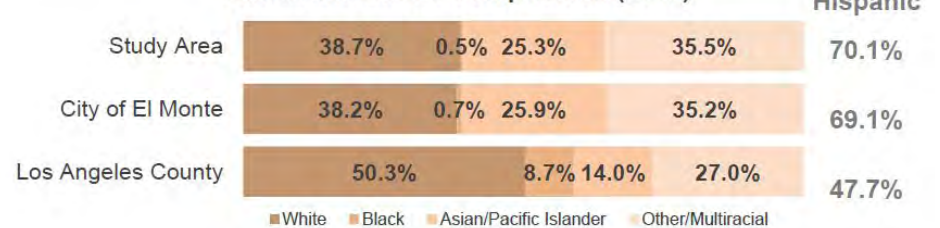
## HOUSING TENURE (2016)



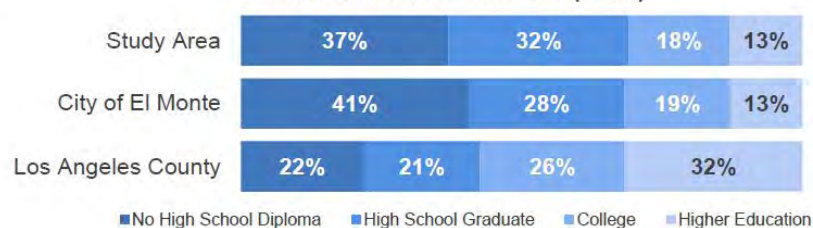
## MOBILITY (2016)

	Study Area	City of El Monte	Los Angeles County
<b>Average Commute Time (in mins.)</b>	29	31	30
<b>Cars per Household*</b>	NA	0.6	0.2
<b>Public Transit Users</b>	4%	5%	7%
Solo Drivers	79%	75%	74%
Others	17%	21%	20%

## Racial and Ethnic Composition (2017)



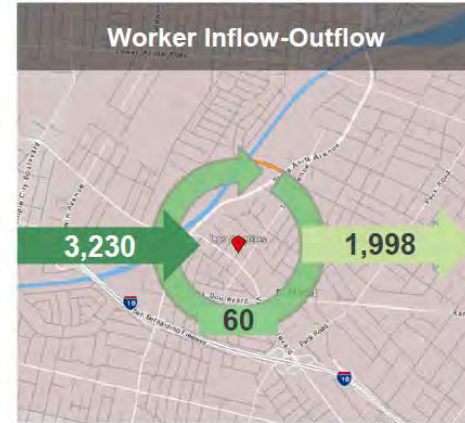
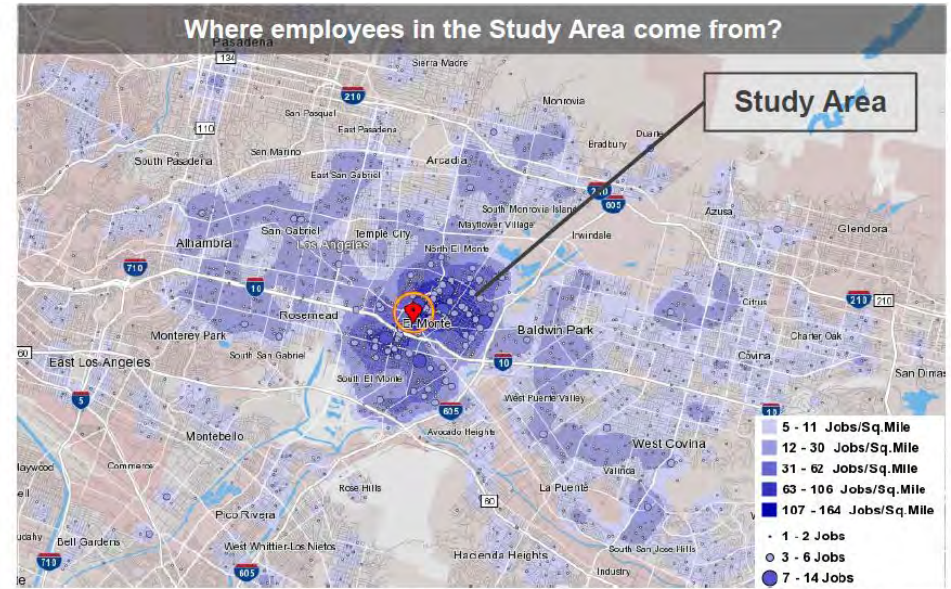
## Educational Attainment (2017)





# Employment Profile

- Study area makes up 10% of jobs in City; 98% of workforce from outside study area
- SCAG forecasts El Monte job growth likely to outpace LA County growth over next 10 years
- Study area residents employed outside City: Pasadena, Alhambra, Los Angeles
- Study area typical travel time to work: 30 minutes (typical for City and County)
- Study area employment primarily driven by Education and Healthcare



EMPLOYMENT (2015)	Study Area	City of El Monte	Los Angeles County
Total Worker Population	3,290	30,241	4,443,133
Job Density (per sq. mile)	4,165	3,134	935
Annual Growth Rate			
Historic (2010-2015)	-6.6%	0.1%	1.5%
Projected (2017-2027)	0.2%	0.6%	0.5%
Average Earnings per Job*	\$69,536	\$65,680	\$73,871
Top Three Industry Clusters			
	Education & Medical 48%	Education & Medical 28.3%	Education & Medical 23.5%
	PD&R 16.5%	PD&R 23.3%	Knowledge-based 20.6%
	Knowledge-based 13.7%	Knowledge-based 19.0%	PD&R 17.6%

**\*EMPLOYMENT INDUSTRY CLUSTER CLASSIFICATION**  
 The classification is based on Center for Transit-Oriented Development 2010 Report. **Natural Resources** includes agriculture and mining; **Production, Distribution, and Repair ("PD&R")** includes manufacturing, wholesale trade, transportation and warehousing; **Knowledge-based** includes information, finance and insurance, real estate, scientific, professional, and technical services, and management of companies; **Entertainment** includes arts, entertainment, and recreation, and accommodation and food services; **Government** includes utilities, construction, public administration and other administrative and support services, **Other** includes other services (excluding public administration).

# Employment Trends

## LEHD 2010 - 2015

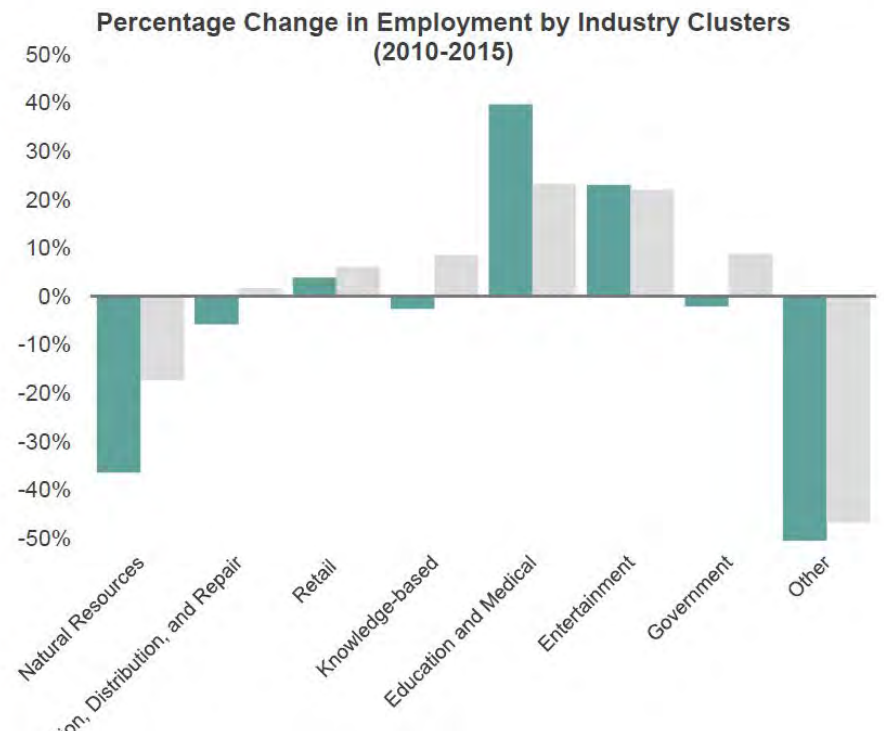
- Study area experienced net loss of jobs
- City of El Monte gained approximately 100 jobs
- LA County gained approximately 300,000 jobs

## Employment Industries

- City and County gained jobs in Education and Healthcare
- City gained nominal amount of jobs in retail and entertainment (including hospitality and food service)

EMPLOYMENT TRENDS	Study Area	City of El Monte	Los Angeles County
<b>Employment Growth in Industry Clusters (2010-2015)</b>			
Natural Resources	(1)	(4)	(2,021)
Production, Distribution, and Repair	(477)	(427)	13,222
Retail	4	128	25,036
Knowledge-based	(204)	(149)	71,889
Education and Medical	84	2,429	197,156
Entertainment	45	345	90,691
Government	(320)	(59)	48,442
Other	(479)	(2,161)	(134,617)
<b>Net Gain of Jobs (2010-2015)</b>	<b>(1,348)</b>	<b>102</b>	<b>309,798</b>

*Negative numbers in parenthesis*





# HQTA Opportunities

- Downtown core of El Monte has multiple public transportation connections
- Several abandoned industrial properties, underutilized properties, and empty parcels
- Valley Mall retail district redevelopment opportunity
- Proximity to City Hall, El Monte Courthouse, and other government institutions presents opportunity to create high-quality, mixed-use residential to attract and retain employees
- Leverage changing employment patterns towards education and medical related jobs to introduce “skilled” jobs, advanced educational facilities, and anchor institutions
- Leverage higher densities to increase job densities, not only housing densities

# Sidewalks

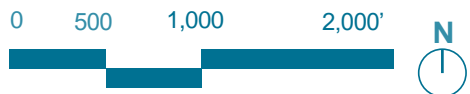
## EXISTING CONDITIONS INVENTORY





# Walkshed and Connectivity

- Number of Intersections: **84**
- Average Block Size: **9.28 acres**



Source: ESRI



# Public Transportation

EXISTING CONDITIONS INVENTORY

## MetroLink

Commuter Rail

San Bernardino

El Monte Trolley

Local Bus

Blue, Green, Orange, Red, Yellow

Shuttle

Foothill Transit

Local Bus

178, 269, 270, 282, **486**, 488, 492

BRT

Silver Streak

Metro

Local Bus

70, 76, 176, 190, **194**, 264-267, 268

Rapid Bus

770

Express Bus

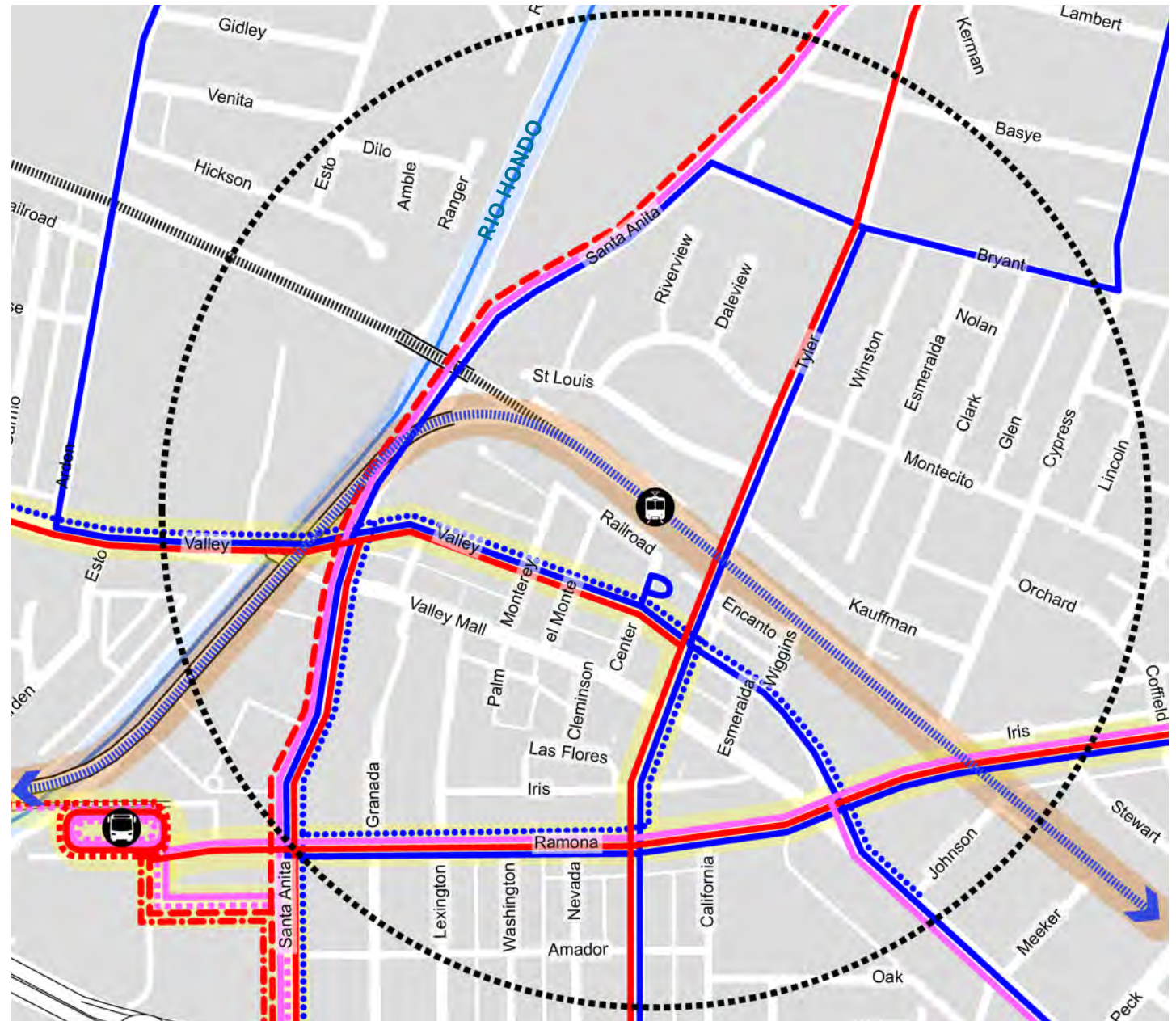
487-489, 577

BRT

Silver Line (910)

Bus 15 min headways peak AM/PM

Rail 30 min headways peak AM



Source: Metro, Foothill Transit, El Monte Trolley



# Public Transportation

EXISTING CONDITIONS INVENTORY


	Bus Terminal	Metrolink Station
<b>Travel Time to LAUS (Peak AM/PM)</b>	16 minutes (Silver Line) 18 minutes (Silver Streak)	30 minutes (Metrolink)
<b>Connections</b>	Metro Foothill Transit El Monte Trolley Greyhound	Metrolink El Monte Trolley
<b>Fare (\$)</b>	\$ 1.75 (Metro) \$ 2.50 (Foothill Transit)	\$ 5.75 (San Bernardino Line)
<b>Parking</b>	Yes	238 Spaces (Free)
<b>Amenities</b>	Bicycle Hub Bicycle Racks	Bicycle Racks / Lockers Restrooms Public Phones

# Bicycle Facilities






## EXISTING CONDITIONS INVENTORY

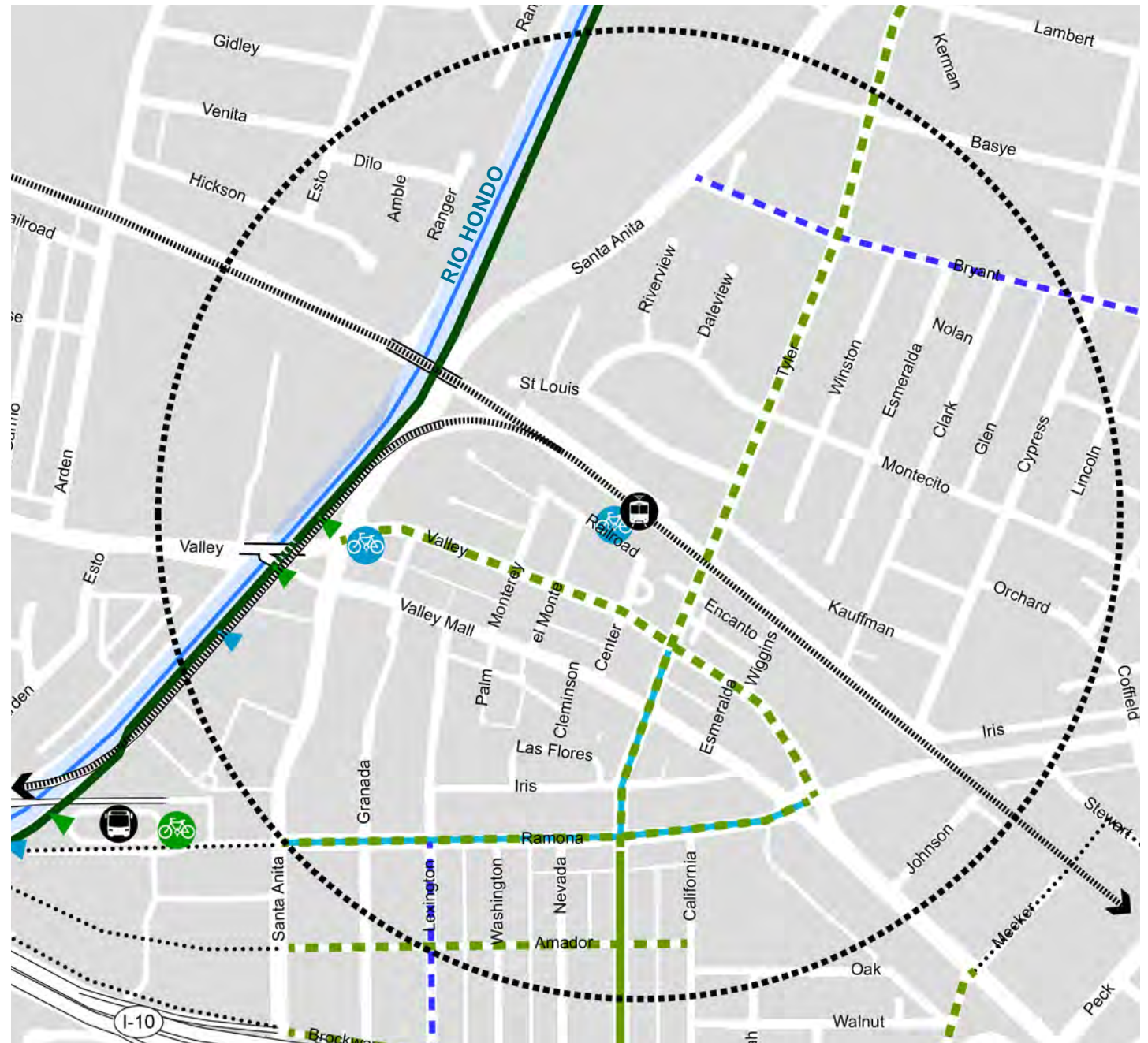
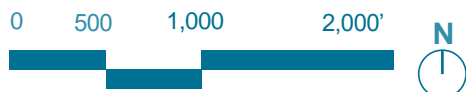
- Ramona Complete Street Project?
- Santa Anita Reconfiguration?

### Existing

-  Class I - Bike Path
-  Class II - Bike Lane
-  Class III - Sharrow
-  Trail Access
-  Bike Hub (Metro)

### Proposed

-  Class II - Bike Lane
-  Class III - Bike Boulevard
-  Potential Connection
-  Trail Access
-  Bike Hub (SGVBMP)



Source: San Gabriel Valley Bicycle Master Plan, 2014; El Monte General Plan, 2011





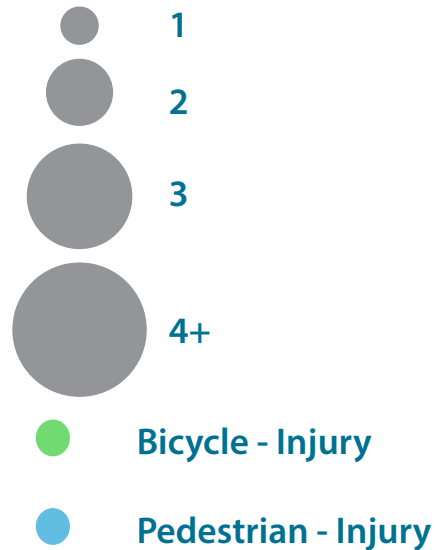
# Vehicle - Bicycle / Pedestrian Collisions

EXISTING CONDITIONS INVENTORY

## Intersection for Study

- A** Valley / Santa Anita
- B** Ramona / Tyler
- C** Ramona / Valley
- D** Valley Mall / Tyler
- E** Ramona / Lexington

## Number of Crashes








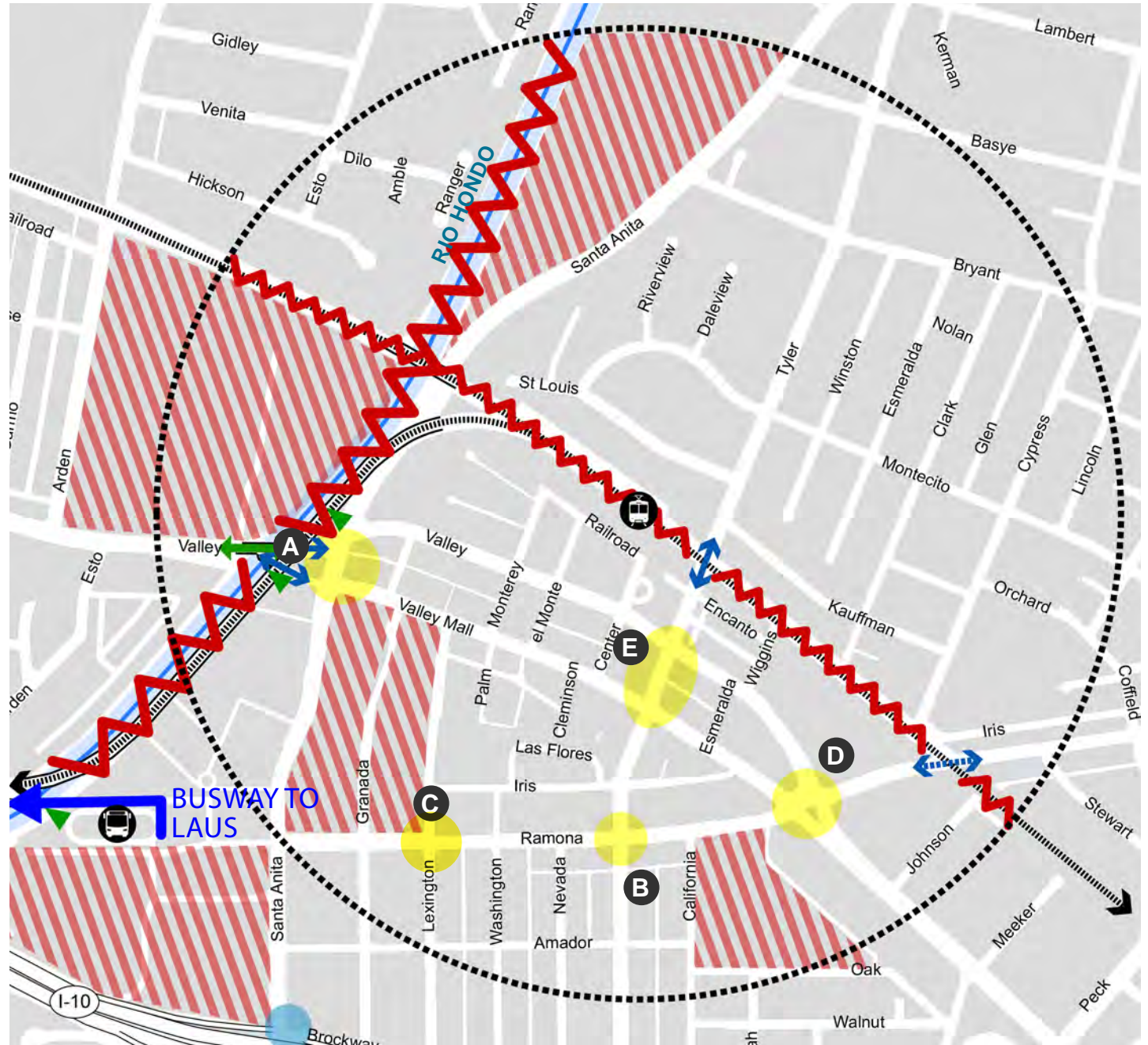
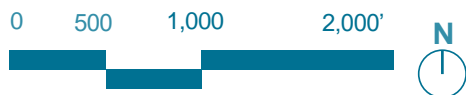
Source: SWIRTS, 2006 - 2016



# Pedestrian/Bicycle Access and Barriers

- Limited access points west of Rio Hondo and North of Metrolink Corridor

-  Rio Hondo Trail Access
-  Rio Hondo Pedestrian Crossing
-  Pedestrian Rail Crossing
-  Barrier
-  Superblock
-  Intersection for further study



Source: Google Maps



# Intersections of Interest

## EXISTING CONDITIONS INVENTORY

**A** Valley Blvd / Santa Anita Ave



- High traffic volumes
- Wide streets with multiple turn lanes

**B** Tyler Ave / Ramona Blvd



- Bicycle lane ending / beginning on Tyler
- Nearby elementary school

**C** Lexington Ave / Ramona Blvd



- Unsignalized intersection

**E** Valley Blvd / Valley Mall / Ramona Blvd



- Irregular intersection
- Combined Valley Blvd - Valley Mall is long crossing for pedestrians

**E** Tyler Ave / Valley Mall - Valley Blvd















- Existing bicycle sharrows on Tyler

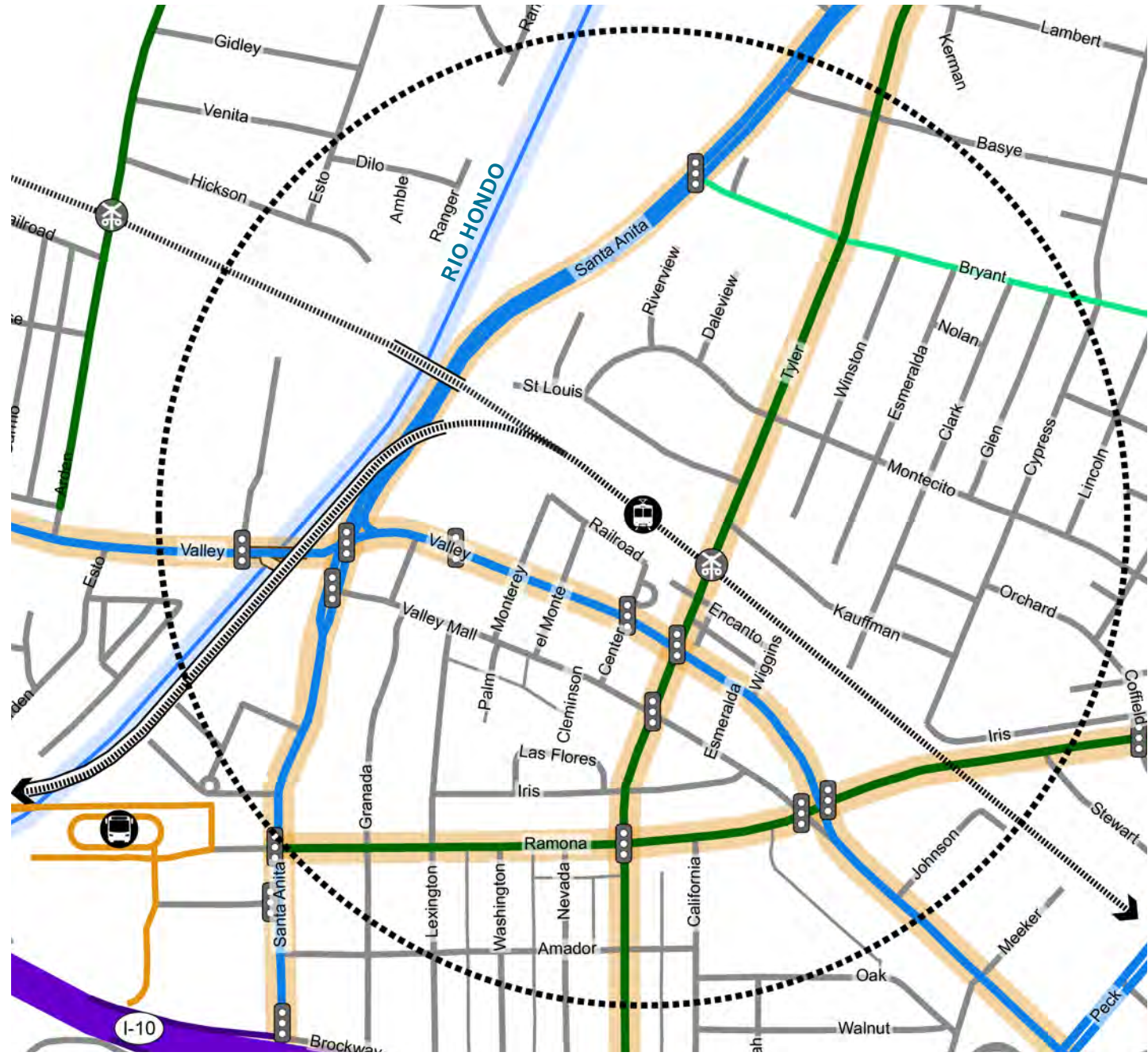


# Street Classification and Traffic Signals

EXISTING CONDITIONS INVENTORY

- Planned traffic signals?
- Street improvement projects since 2011?

-  Metrolink Station
-  El Monte Bus Station
-  Street signal
-  Rail crossing signal
-  Primary Transit Street
-  Busway
-  Highway
-  Major Arterial
-  Secondary Arterial
-  Collector
-  Local Street
-  Bridge



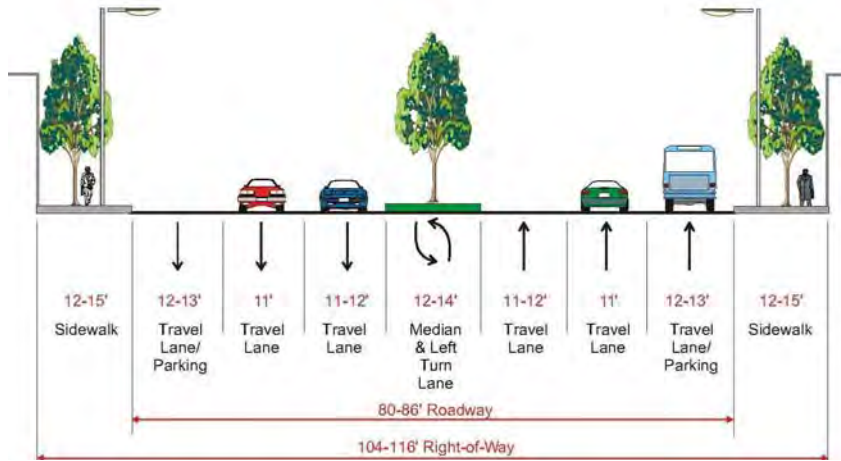
Source: City of El Monte General Plan, 2011 (Classification); Google Maps, 2017 (Signals)

# Street Standards (General Plan)

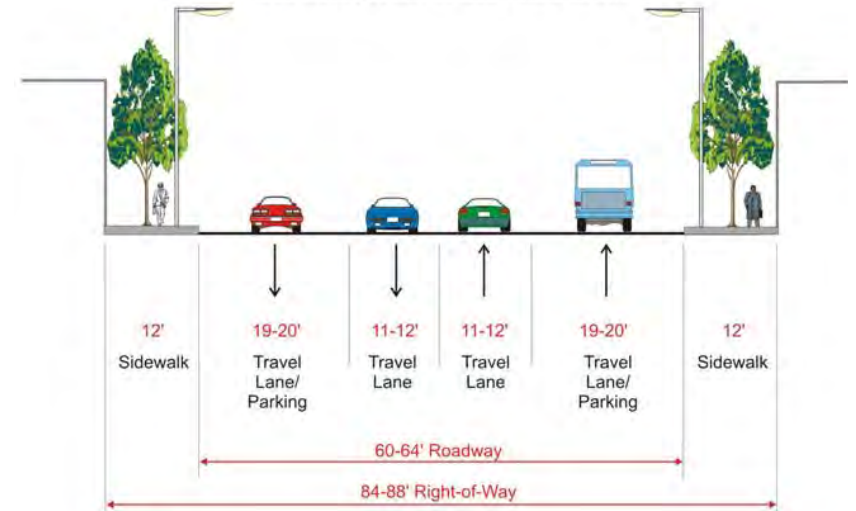
## EXISTING CONDITIONS INVENTORY

- NACTO Standards support narrow lane widths (10 feet travel lanes)

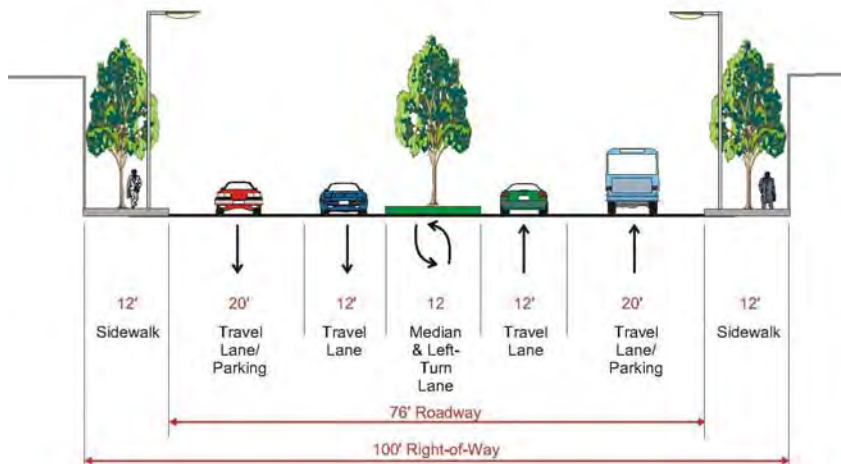
**Major Arterial 6L - Mid-Block and Regular Intersection**



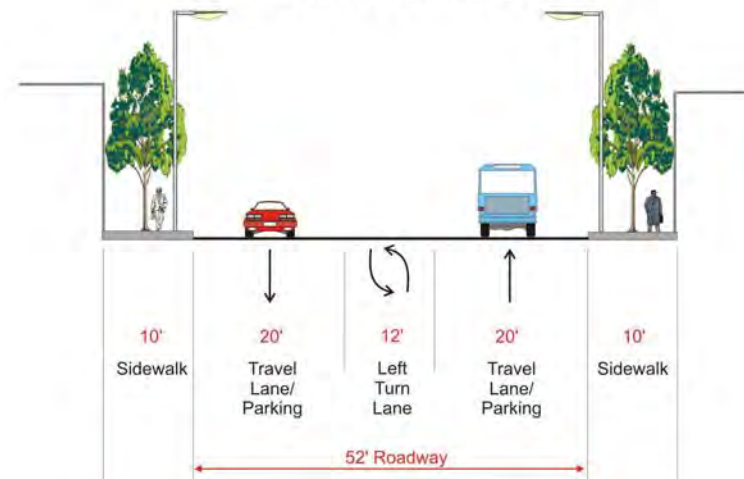
**Secondary Arterial 4L - Mid-Block**



**Major Arterial 4L**



**Collector 2L with Median/Turn lane**



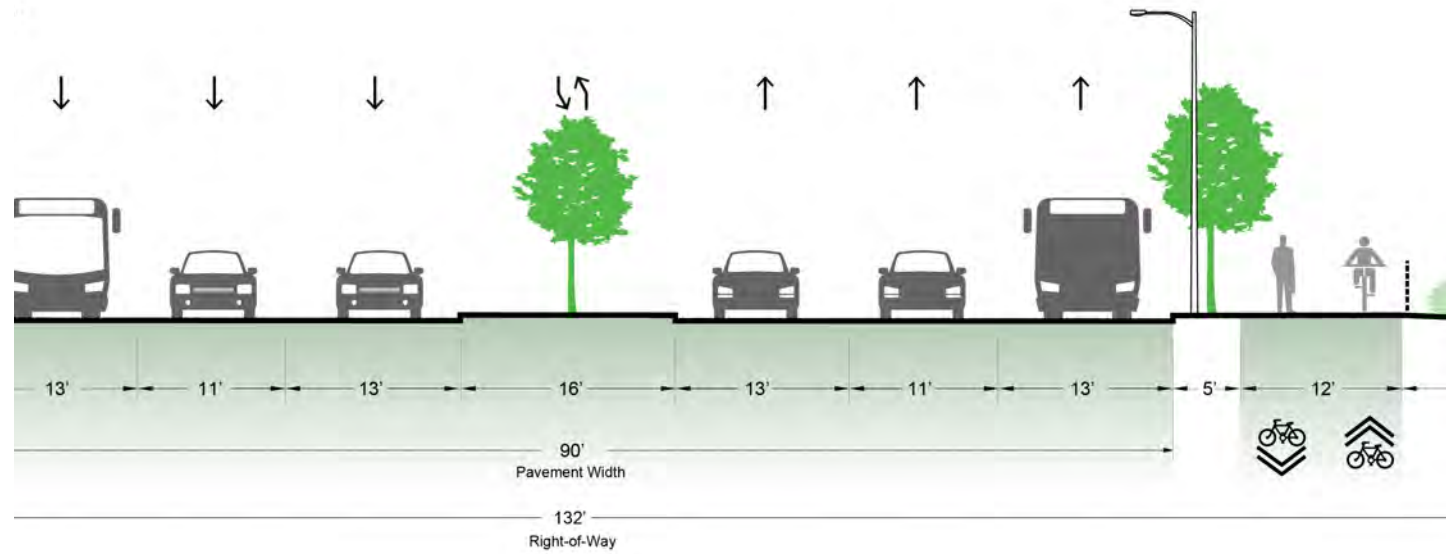


# Santa Anita Avenue

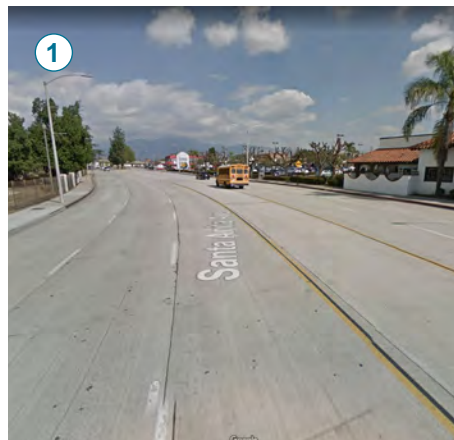
## EXISTING CONDITIONS INVENTORY

### Section A - A'

- Santa Anita reconfiguration project



Source: Google Earth

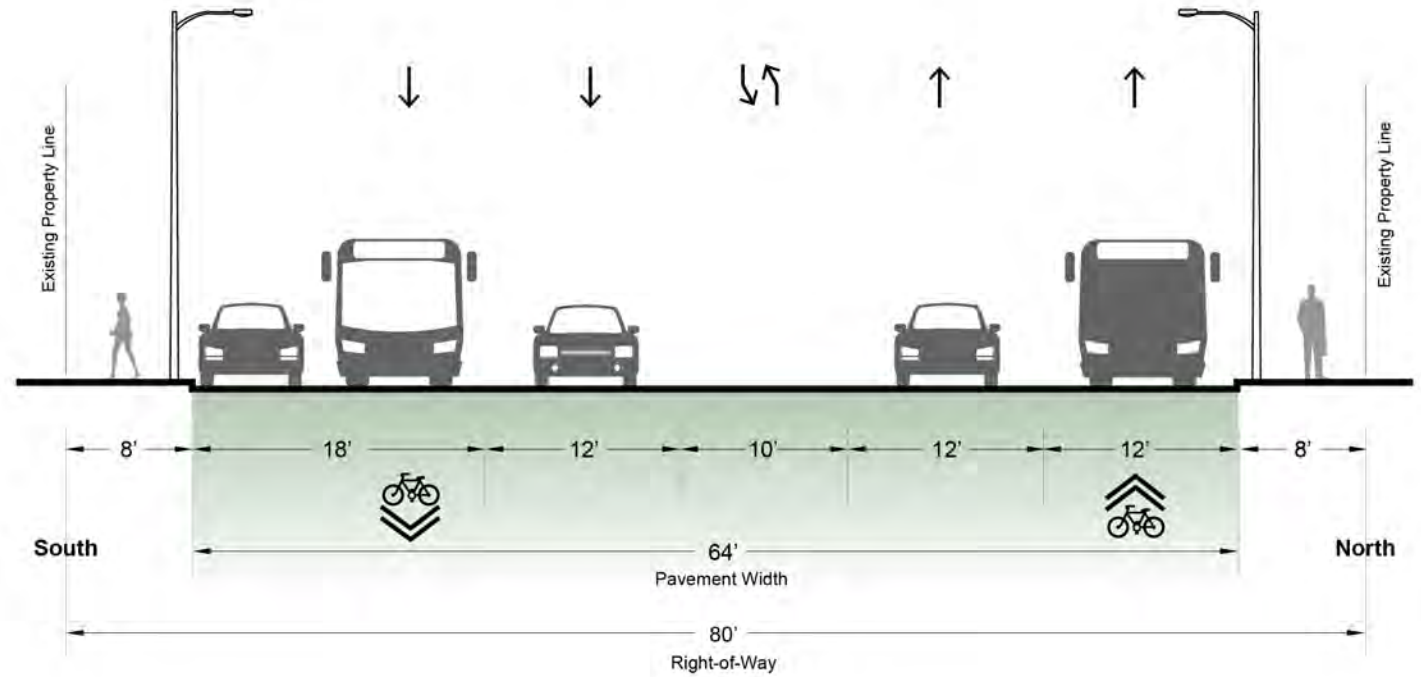


# Ramona Boulevard

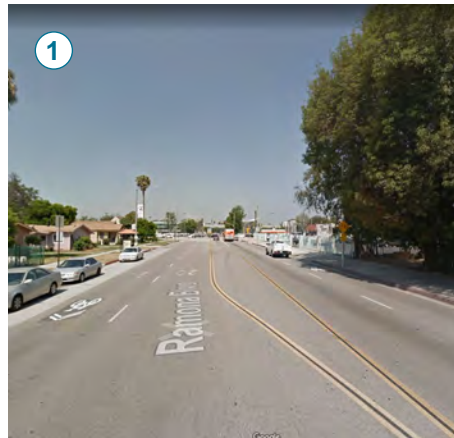
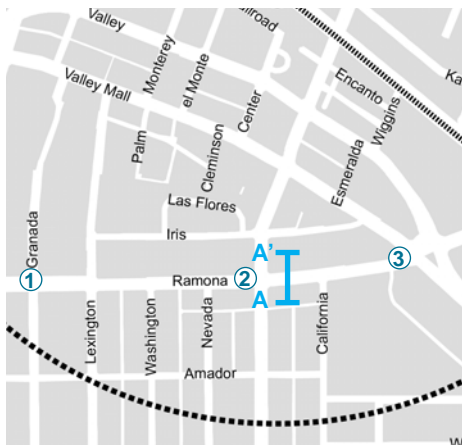
## EXISTING CONDITIONS INVENTORY

### Section A - A'

- Ramona Boulevard Complete Street project



Source: Google Earth



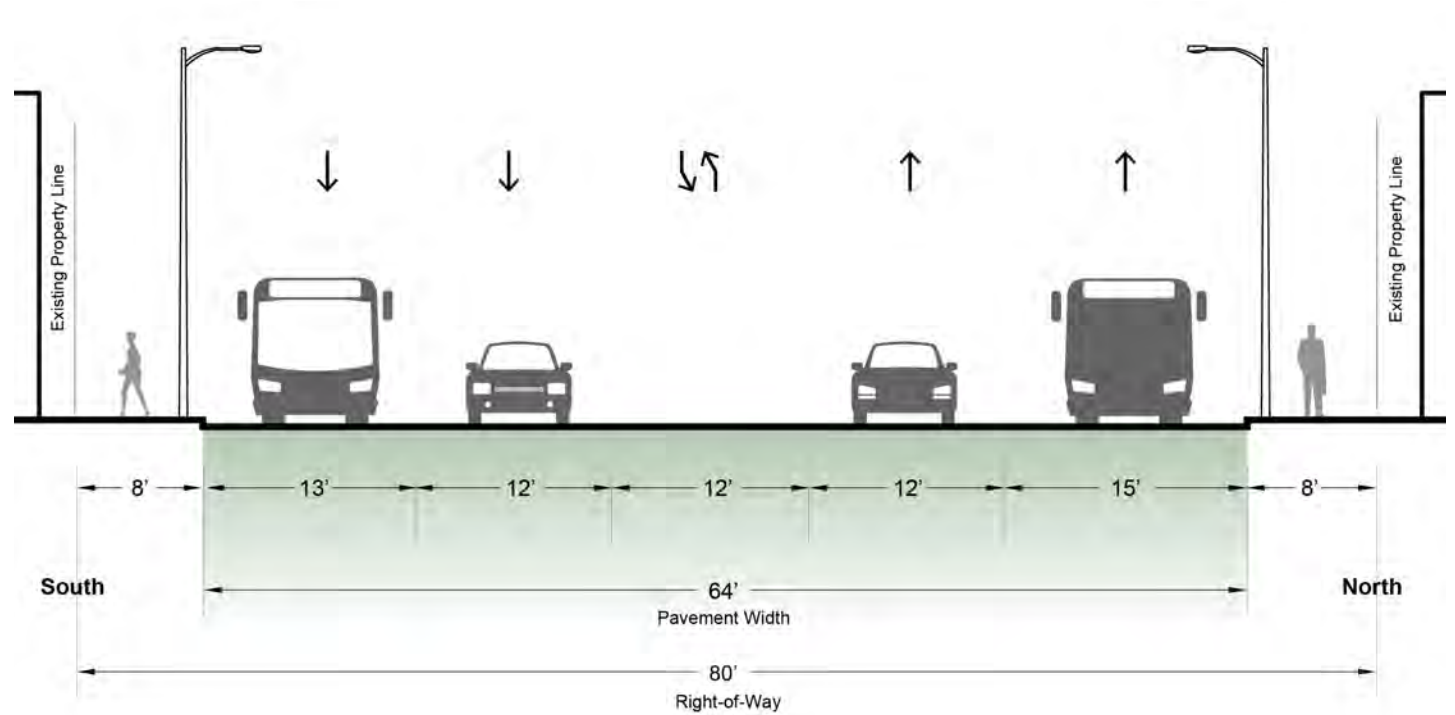


# Valley Boulevard

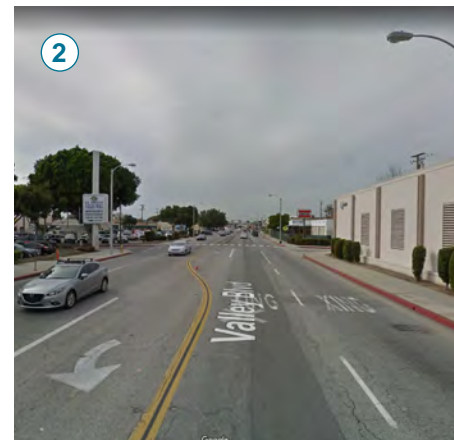
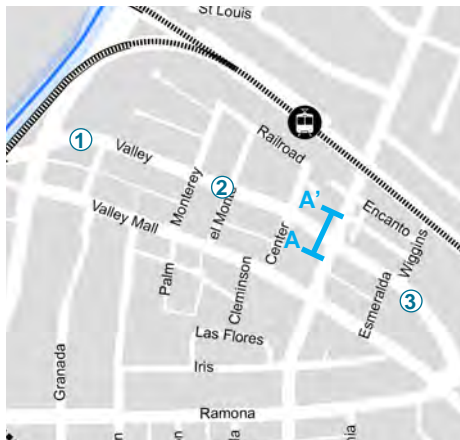
## EXISTING CONDITIONS INVENTORY

### Section A - A'

- Balance between truck route, transit, and bicycles?
- Potential dedications?



Source: Google Earth

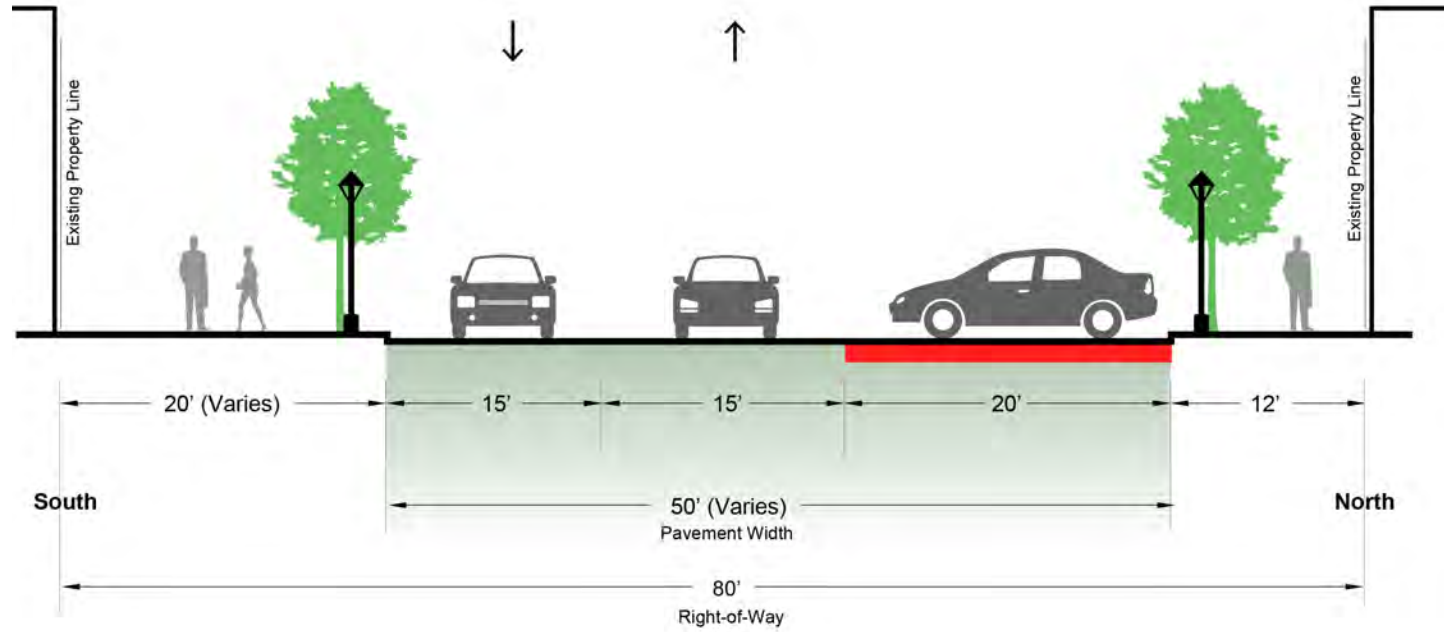


# Valley Mall

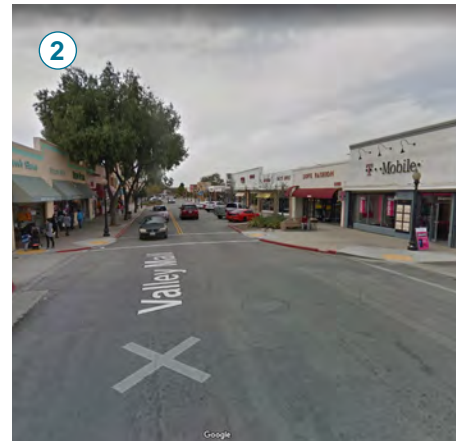
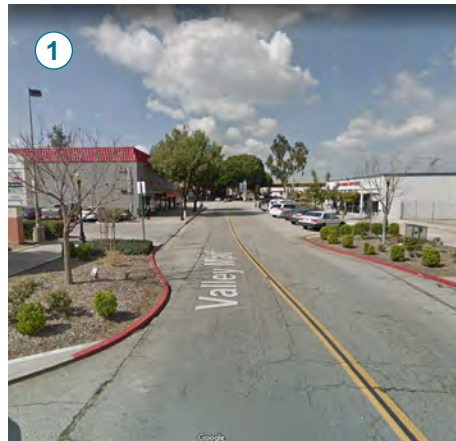
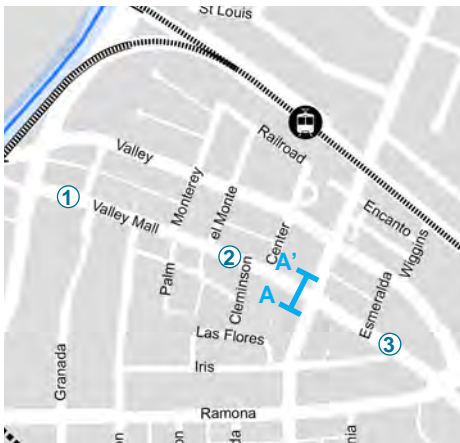
## EXISTING CONDITIONS INVENTORY

- Bicycle traffic

### Section A - A'



Source: Google Earth



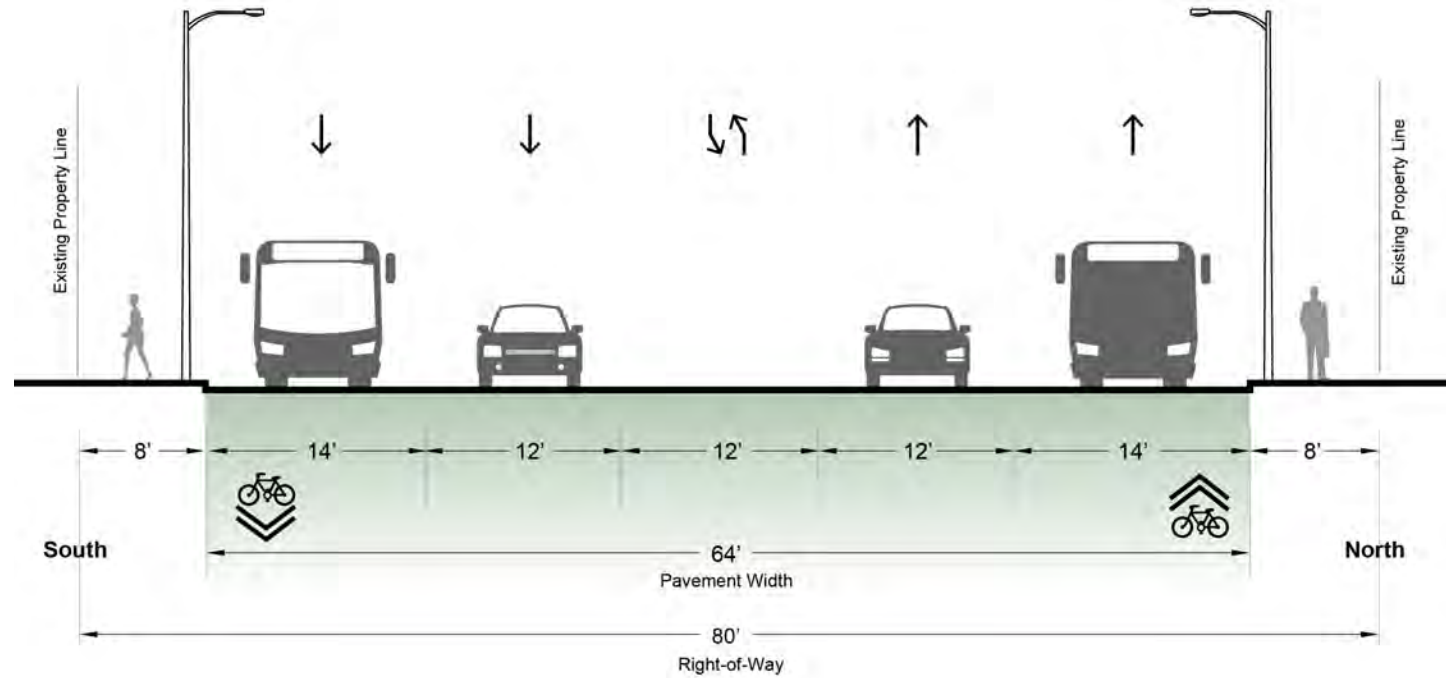


# Tyler Avenue

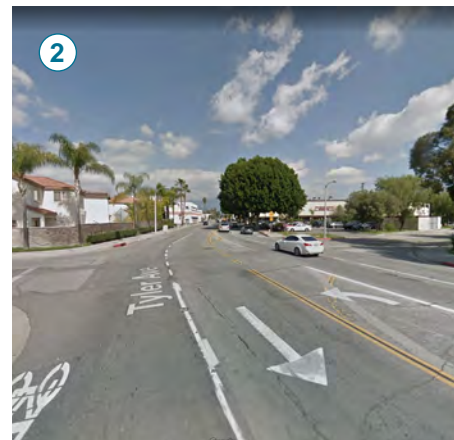
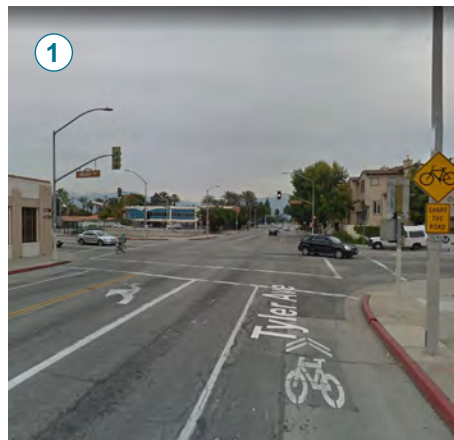
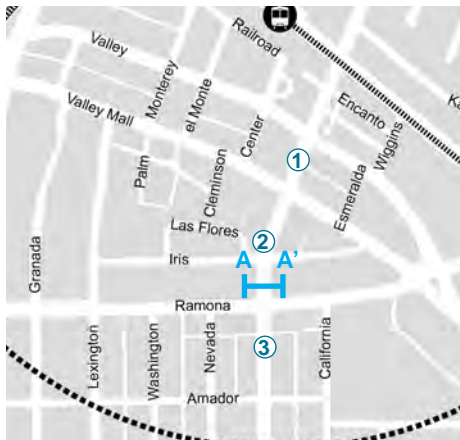
## EXISTING CONDITIONS INVENTORY

- Addition of bicycle lanes

### Section A - A'



Source: Google Earth



# Rail Lines and Truck Routes

- Special design considerations for truck routes?
- Potential rerouting of truck routes from Valley or Ramona to Peck?

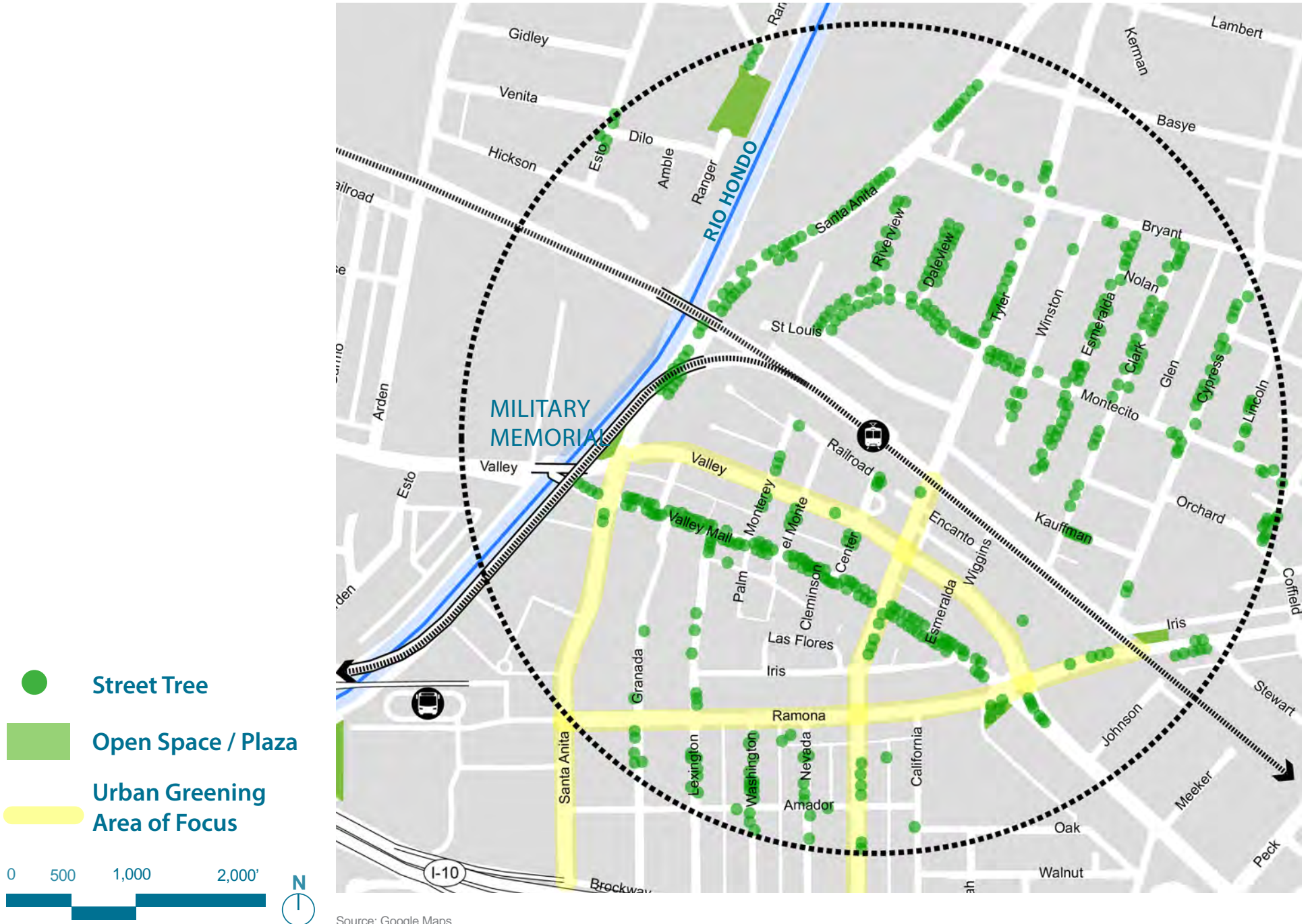


Source: ESRI; City of El Monte General Plan, 2011



# Open Space and Street Trees

EXISTING CONDITIONS INVENTORY

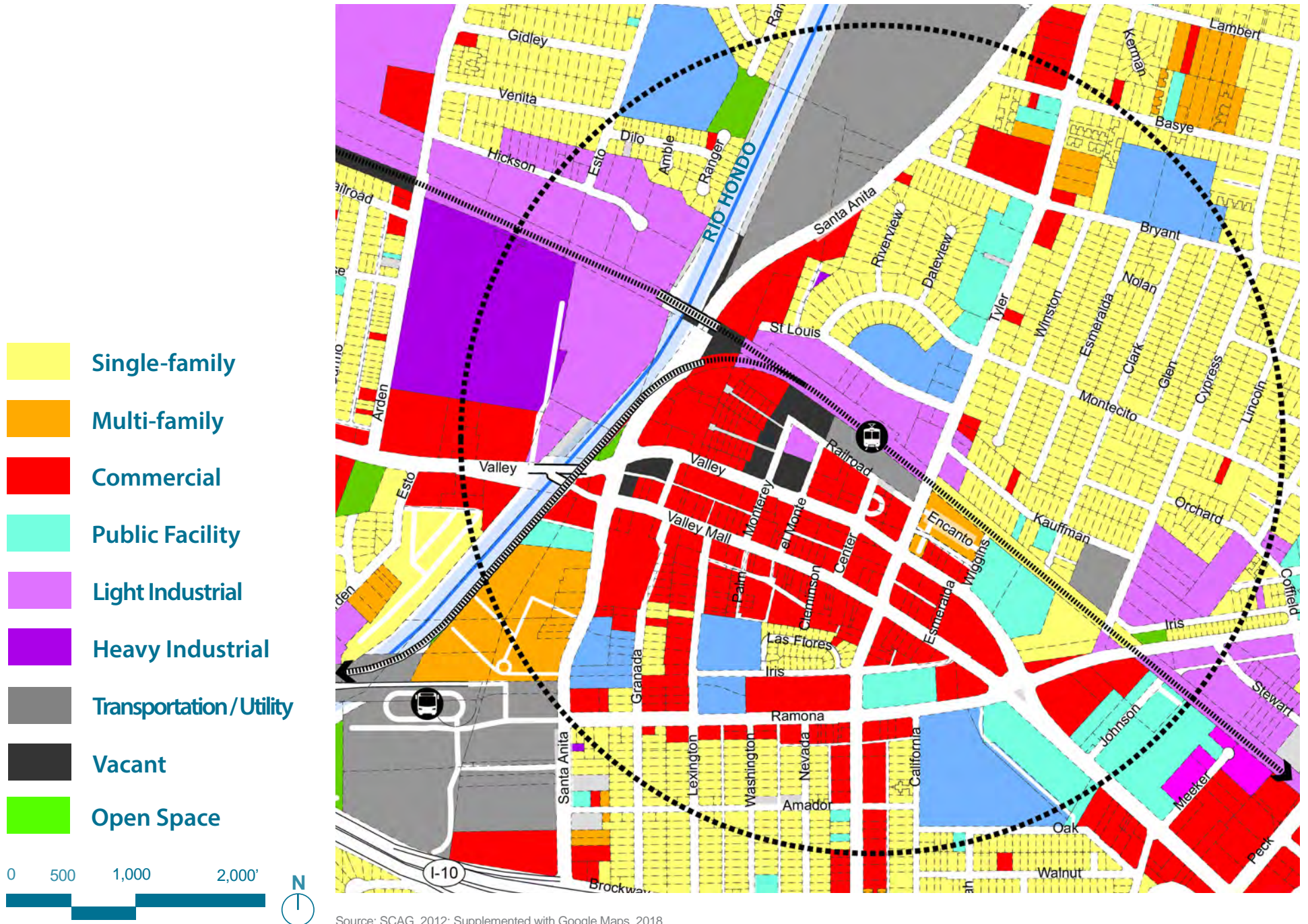


Source: Google Maps



# Existing Land Use

EXISTING CONDITIONS INVENTORY

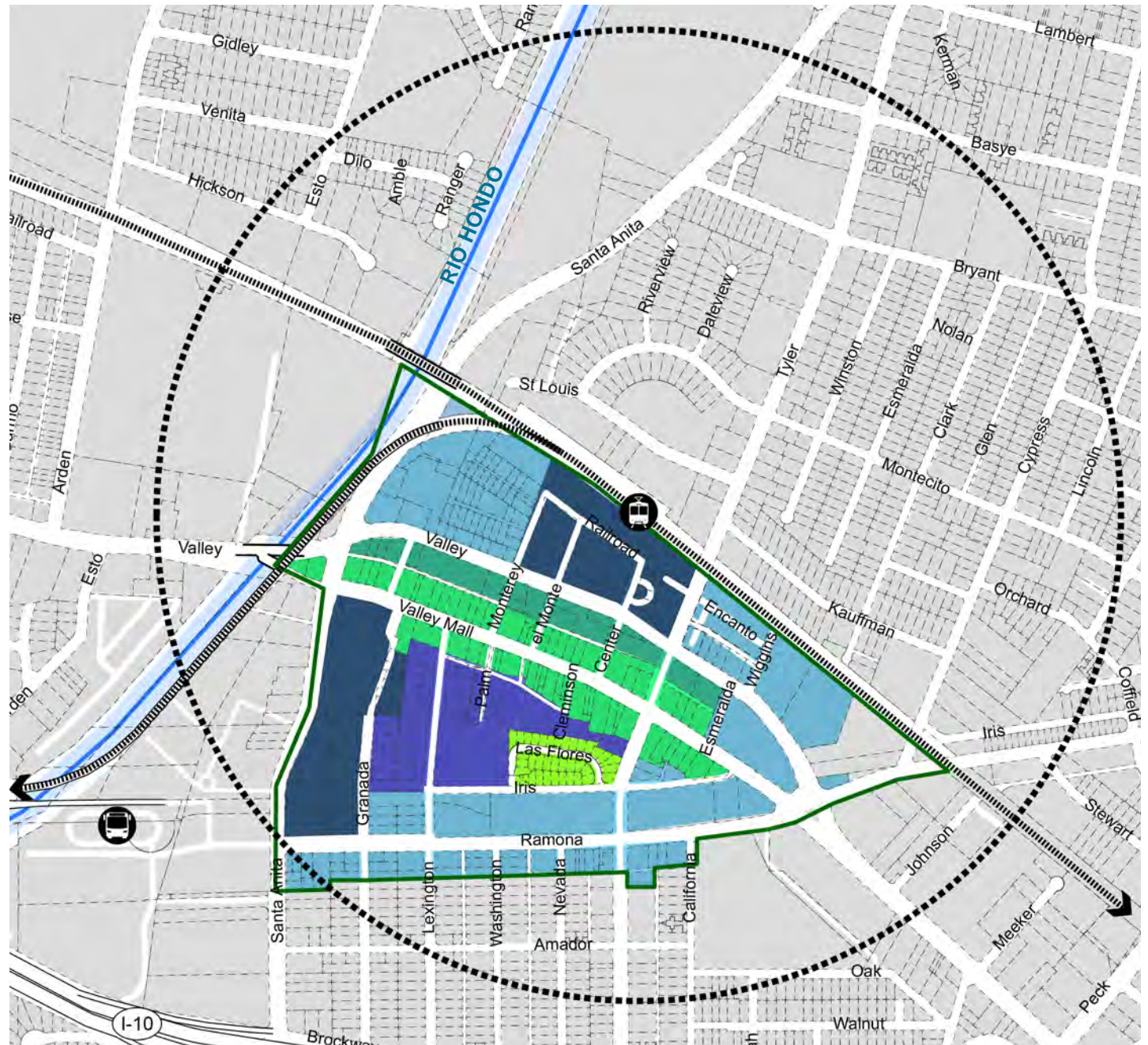
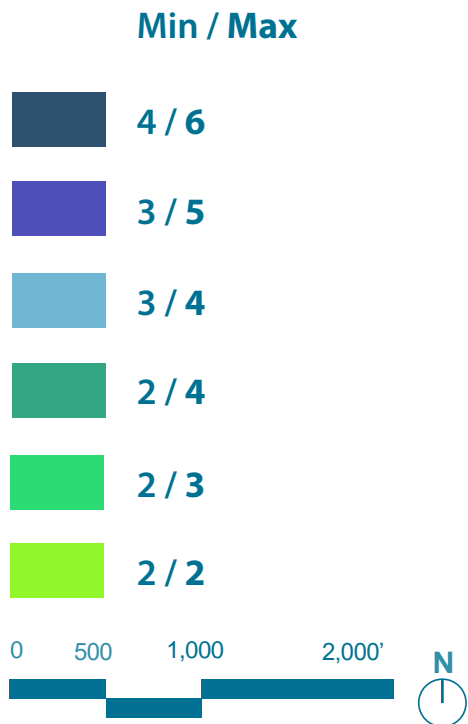


Source: SCAG, 2012; Supplemented with Google Maps, 2018.



# Downtown Specific Plan Height Limits

- Potential to increase densities near Metrolink Station?






Source: Downtown Main Street TOD Specific Plan and Master Plan, 2017

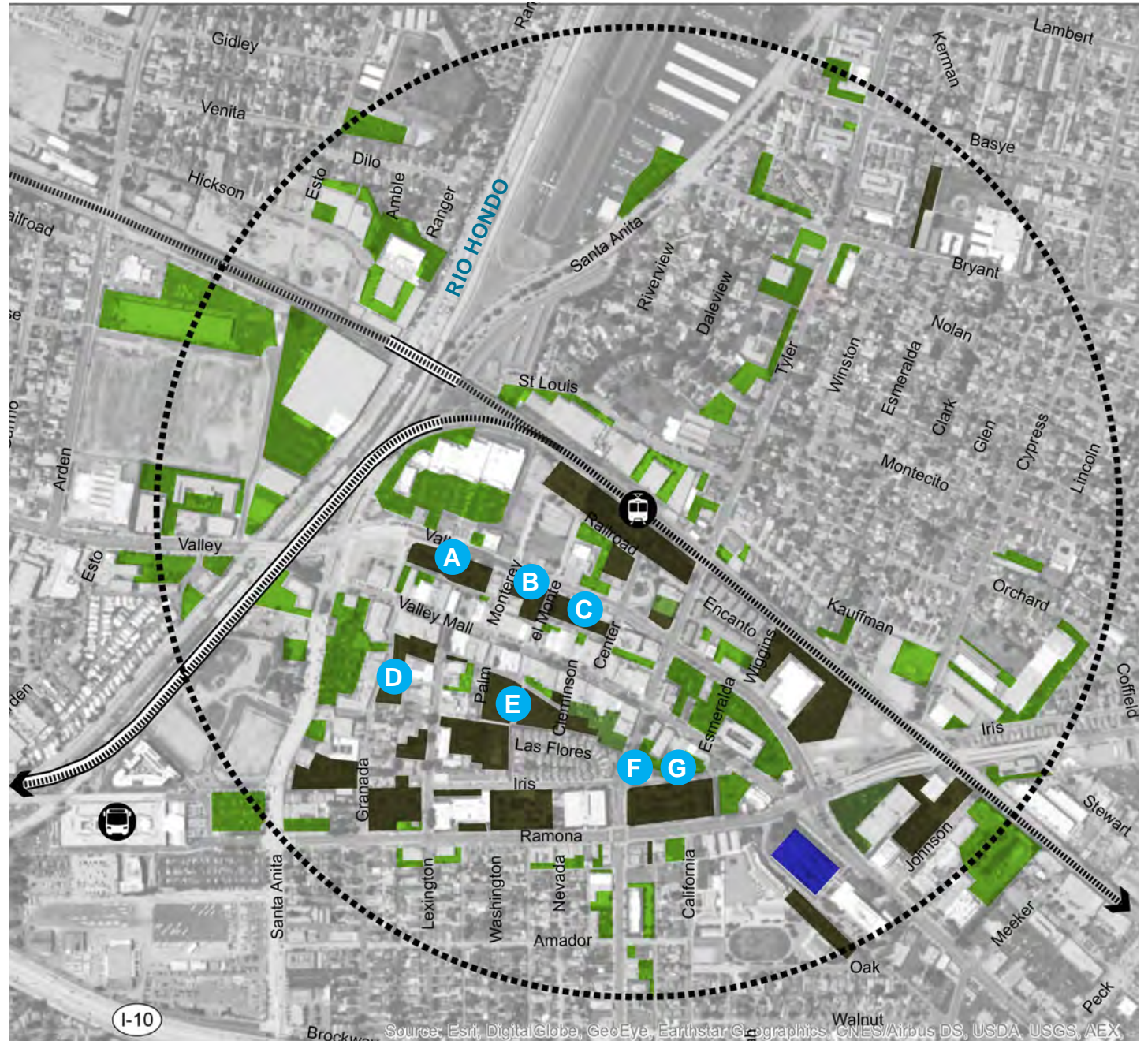
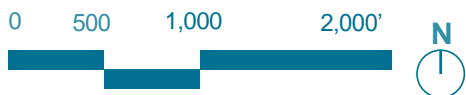


# Parking

- Shared parking opportunities?
- Redevelopment potential of surface parking lots?

- A** 151 spaces
- B** 75 space
- C** 114 spaces
- D** 124 space
- E** 269 spaces
- F** 19 spaces
- G** 12 spaces





-  Surface - Private Ownership
-  Surface - Public Ownership
-  Structure

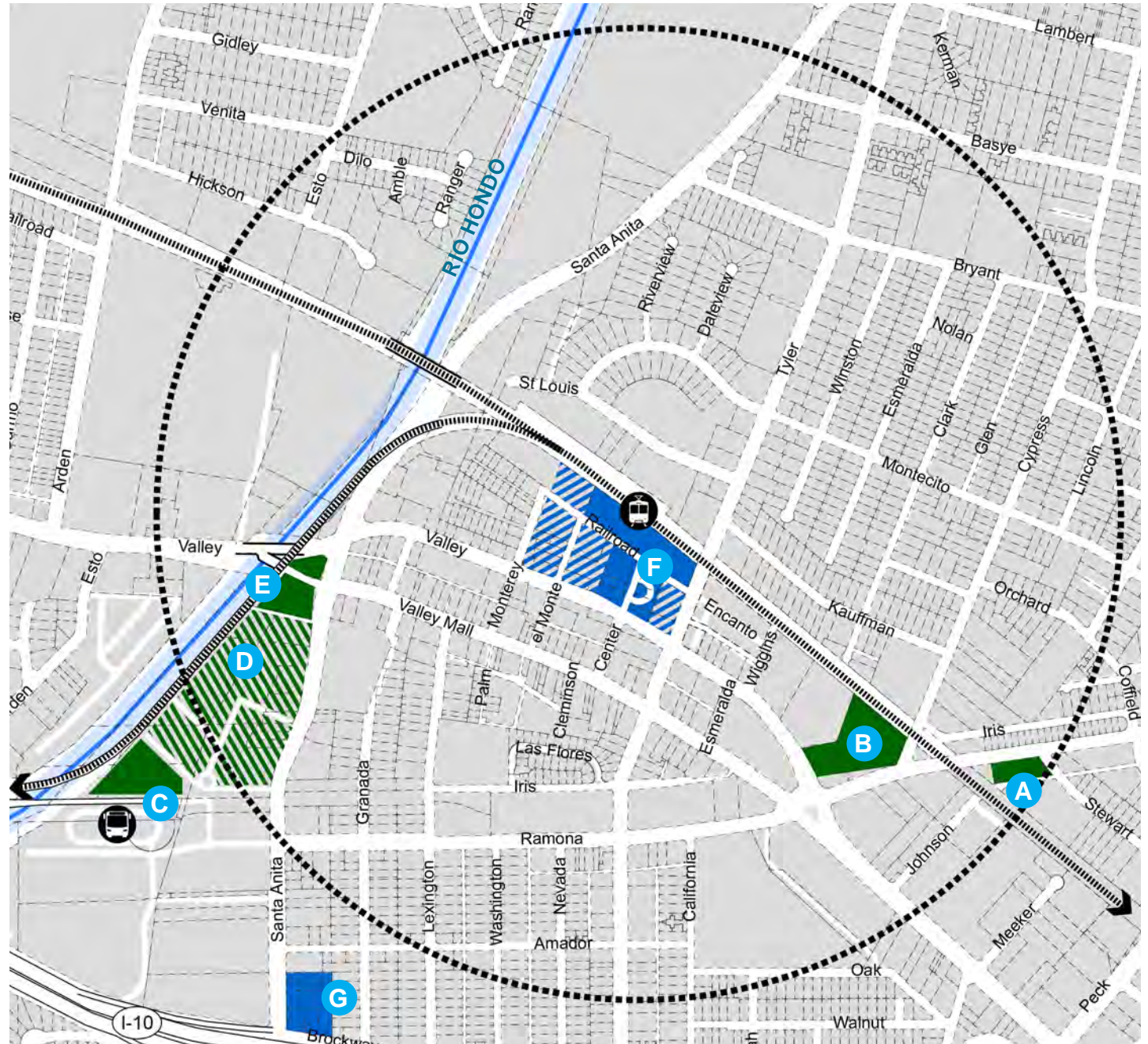


Source: Google Maps; City of El Monte (Parking Counts and Ownership)



# Recent and Planned Developments

- A** Veterans Village: 40 units
  - B** Union Walk: 62 units
  - C** The Exchange: 132 units
  - D** The Exchange: 2-4 420+ units / retail
  - E** Office Building 31,000+ sq ft
  - F** Magellan 100 units / retail
  - G** Hotel
-  Proposed project
  -  Future phase
  -  Existing / Construction
  -  Planned



Source: City of El Monte SCAG HQTAs Application, 2017



# Recent and Planned Developments

## EXISTING CONDITIONS INVENTORY

**B** Union Walk



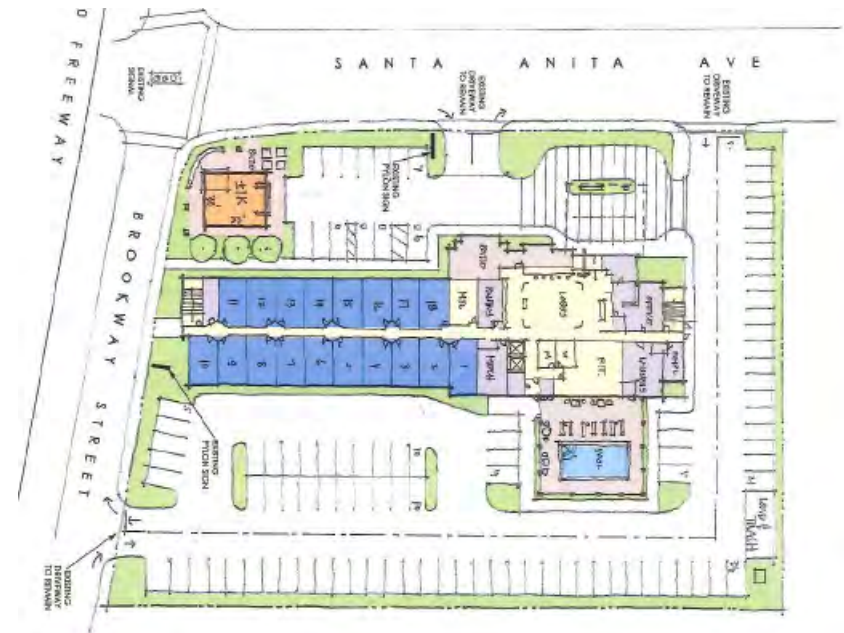
**D** Grapevine - Parcels 1 - 4



**F** Magellan



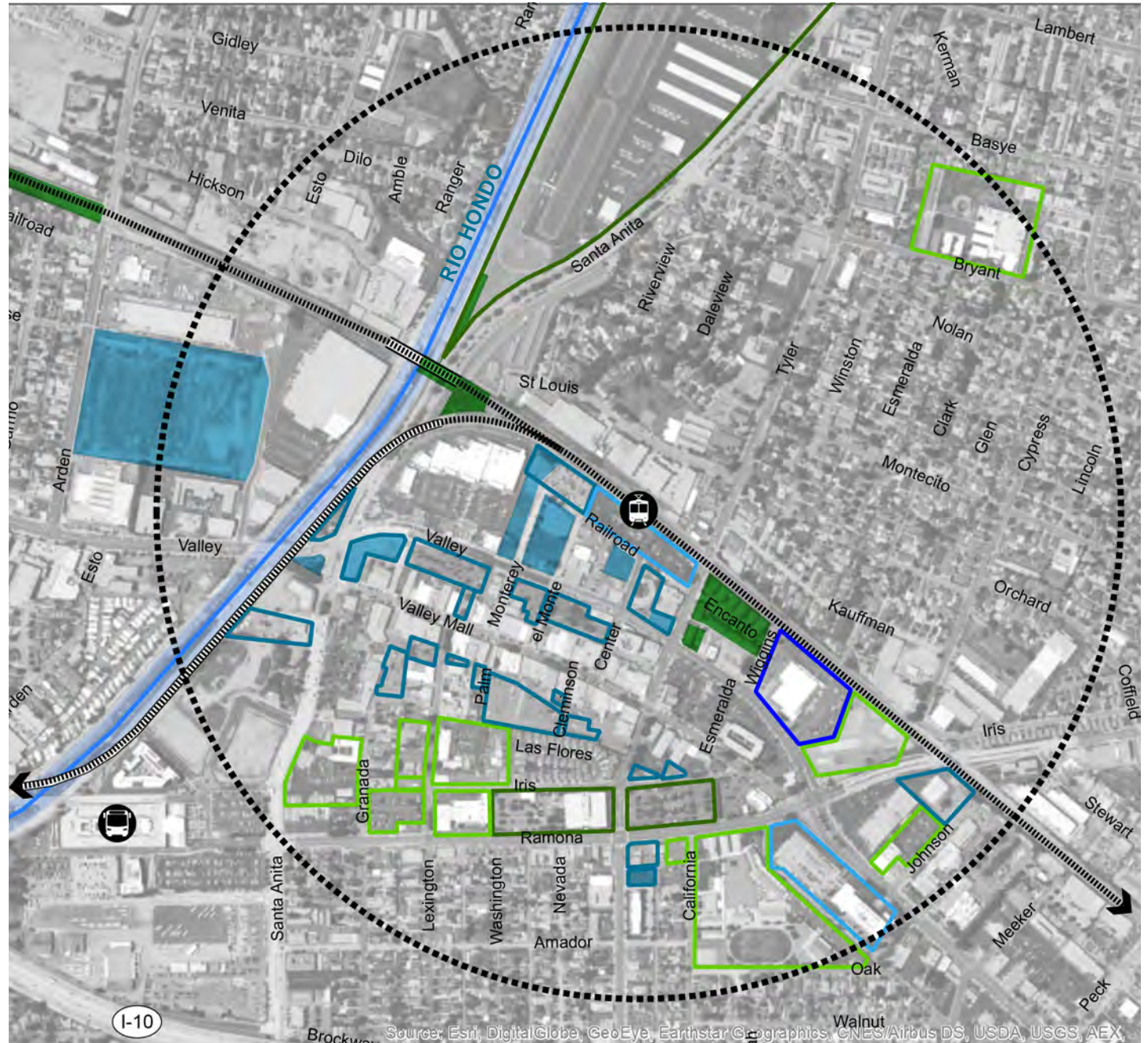
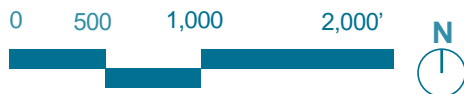
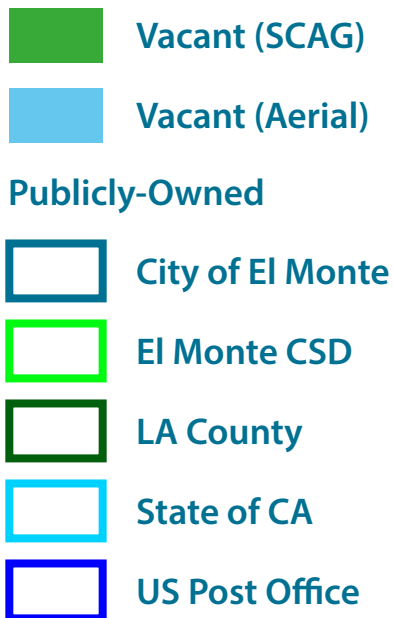
**G** Hotel





# Vacant and Publicly-Owned

- Caltrans ownership of Metrolink Station?
- Clustering of Public Ownership
- Significant proportion of land not on tax rolls



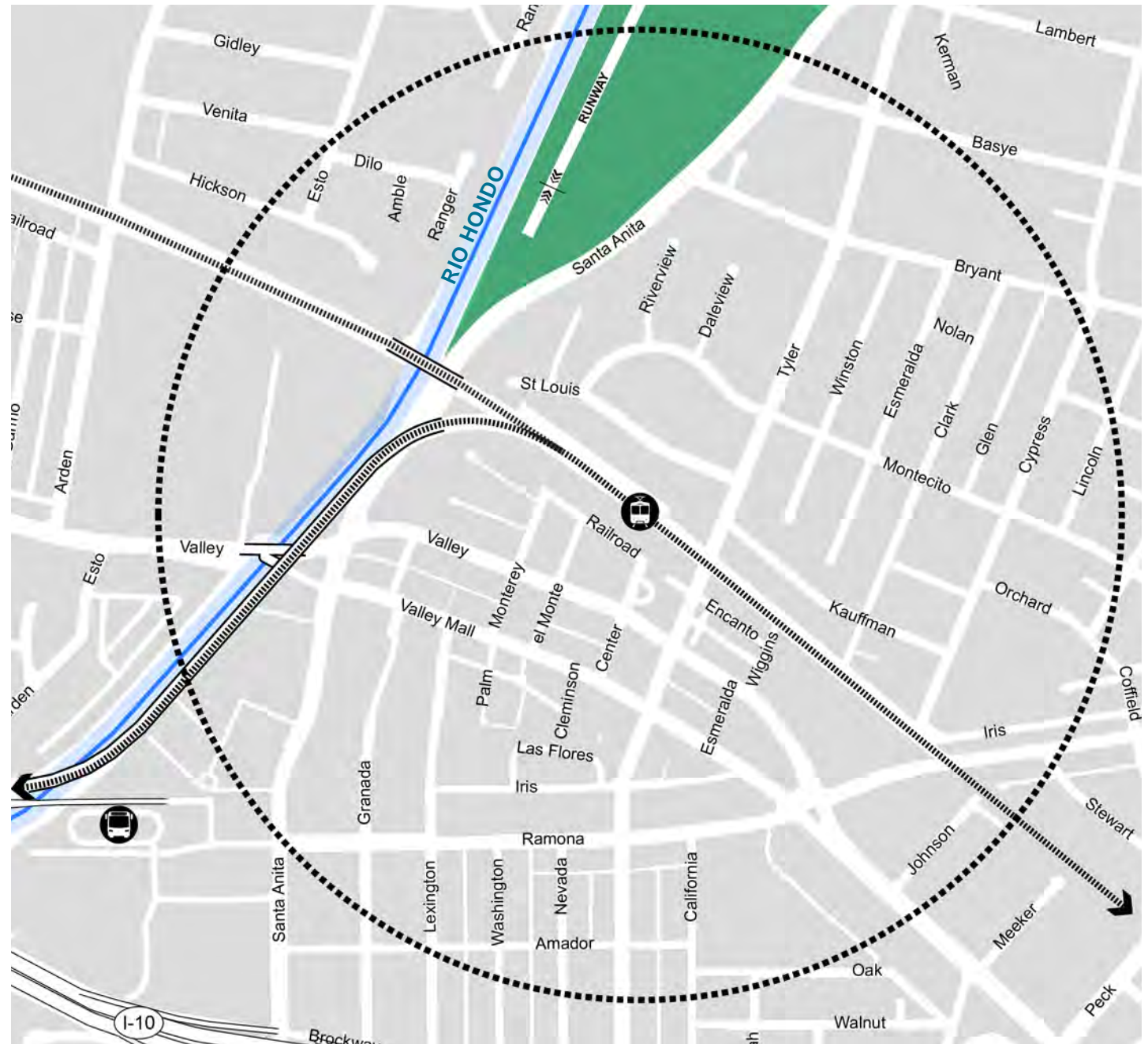
Source: Google Maps, 2016; SCAG, 2012; Cranbook Realty Corp. (Publicly-owned)



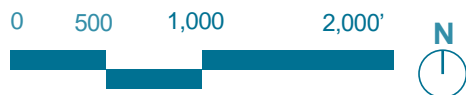
# San Gabriel Valley Airport

## EXISTING CONDITIONS INVENTORY

- 95k takeoffs and landings per year
- Single runway publicly 24/7
- Single propeller to jet engine aircraft
- \$6m anticipated investment by LA County (2016 - 2018)
- 123 direct jobs, 185 jobs with multiplier effect
- \$21.5m total annual airport-related spending
- Primary users?
- Noise Contours?



**El Monte Airport**

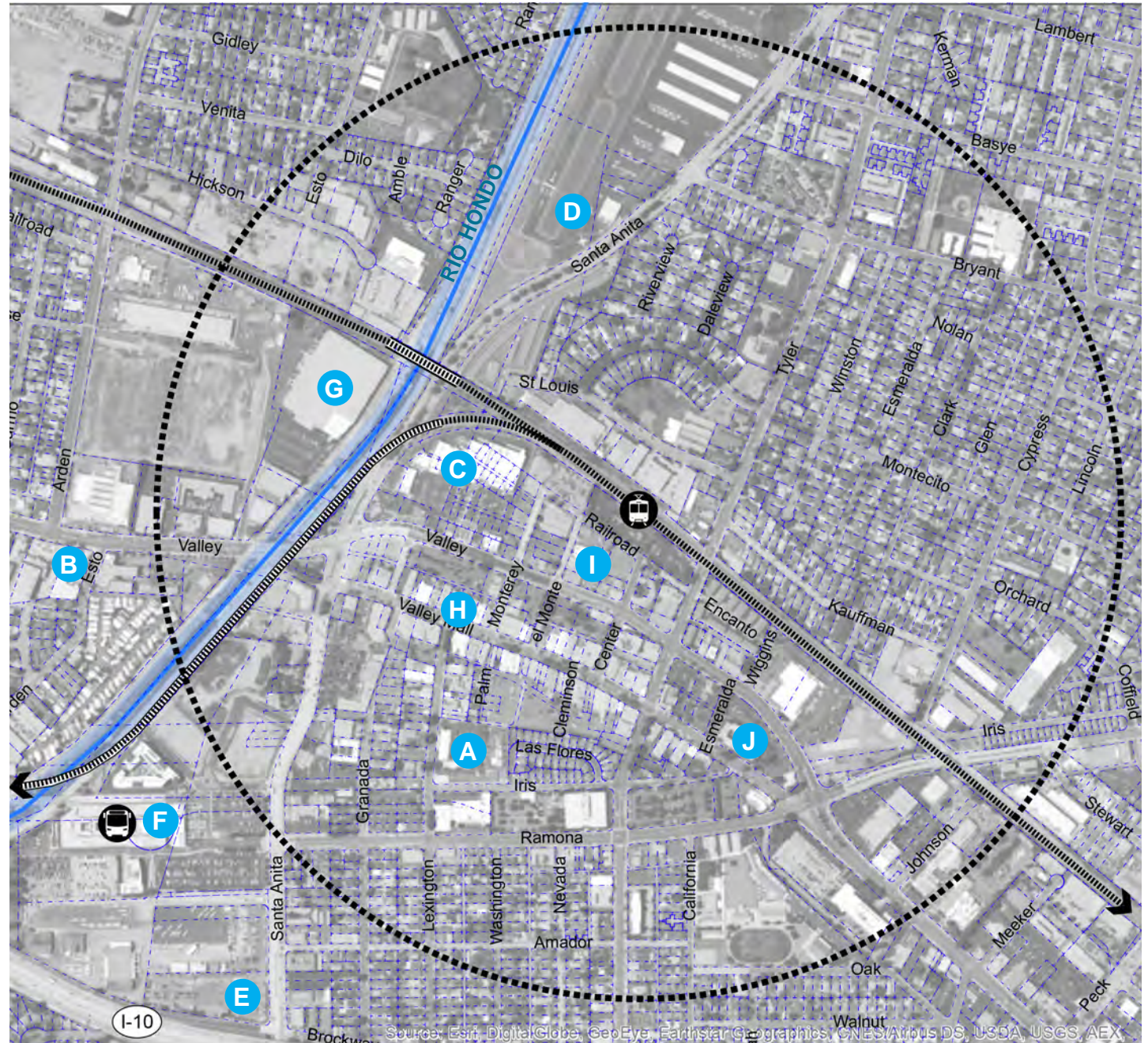


Source: LA County DPW



# Ownership / Businesses

- A** El Monte CSD: 1,500
  - B** Alta Med: 143
  - C** Shopping Plaza: 120 (Superior Grocery) 60 (Ross)
  - D** SGV Airport: 123
  - E** Ross Nissan: 85
  - F** Access Services: 71
  - G** DBA Bazic Products: 70
  - H** La Barca Jalisco: 52
  - I** AT&T: 43
  - J** Everest Consultants: 25
- Other Stakeholders...
- Number of Employees**



Source: SCAG, 2012 (Parcels); City of El Monte, 2017 - 2018 (Businesses)



# Potential Development Opportunities

- Underutilized parcels (surface parking)
- Publicly-owned
- Vacant
- Potential gateway sites
- Area Y
- Expansion Plans (El Monte CSD, City)?

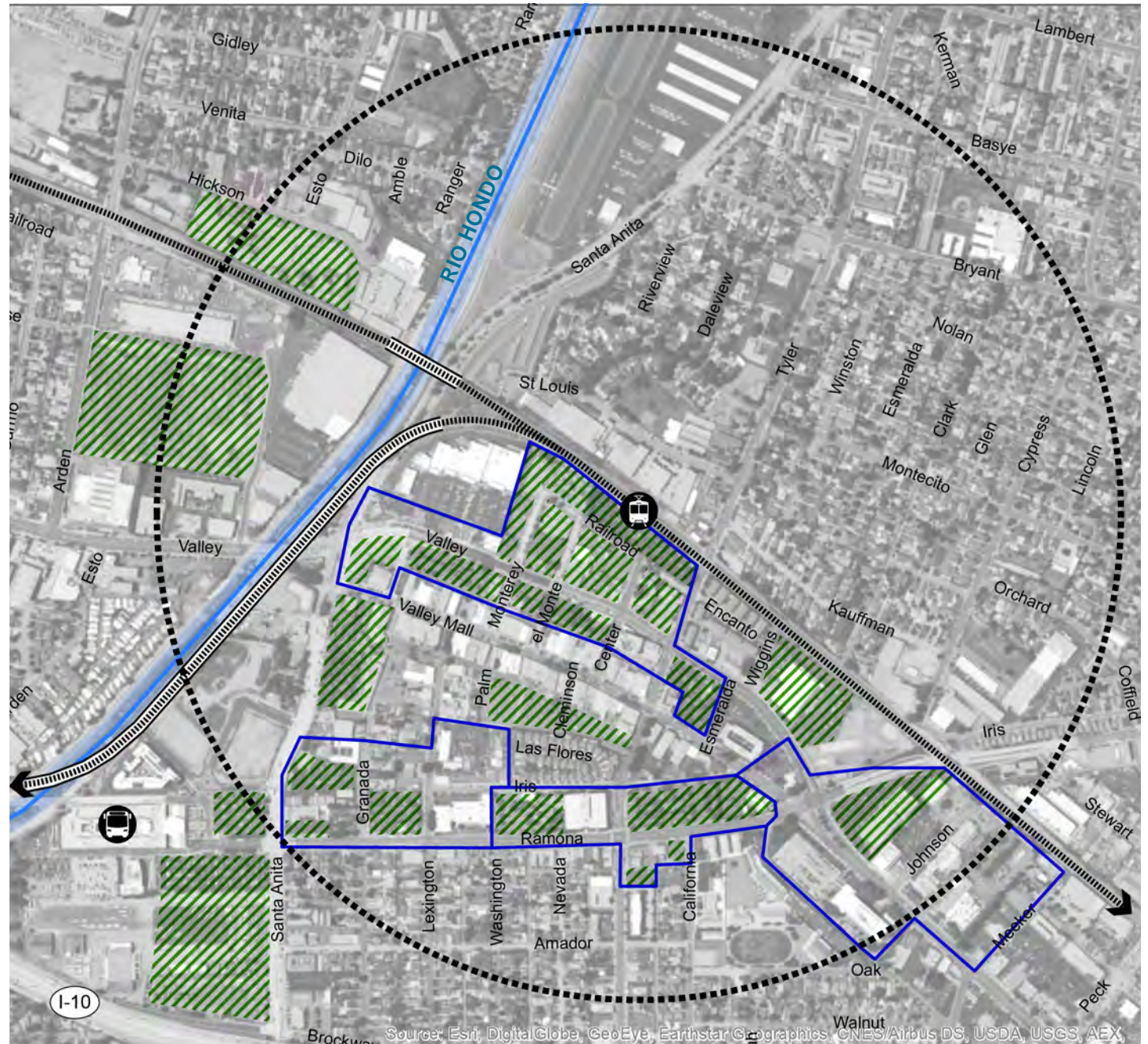
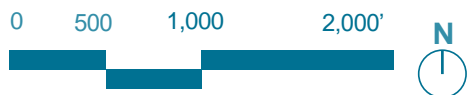
 **Station**

 **Metrolink Corridor**

 **Parcel**

 **Potential Infill Development Site**

 **Potential Areas of Planning Focus**



Source: Google Maps



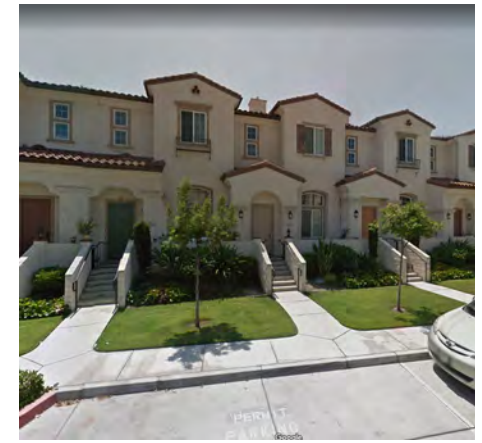
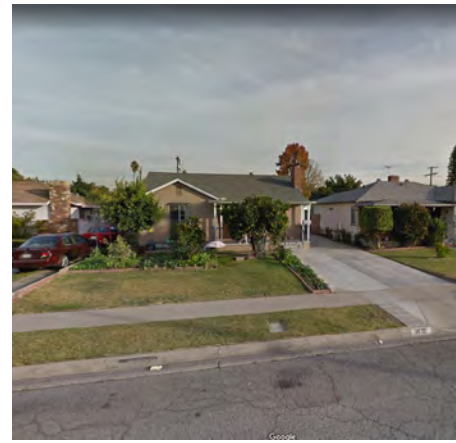
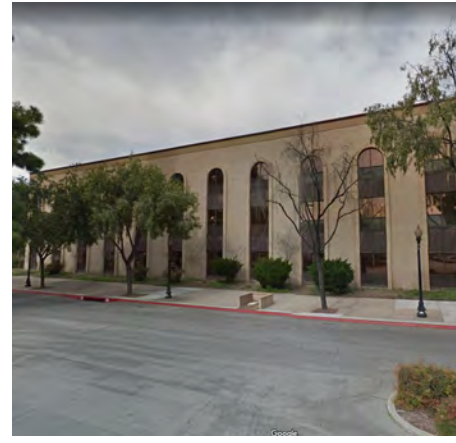




# Architecture and Photo Inventory

## EXISTING CONDITIONS INVENTORY

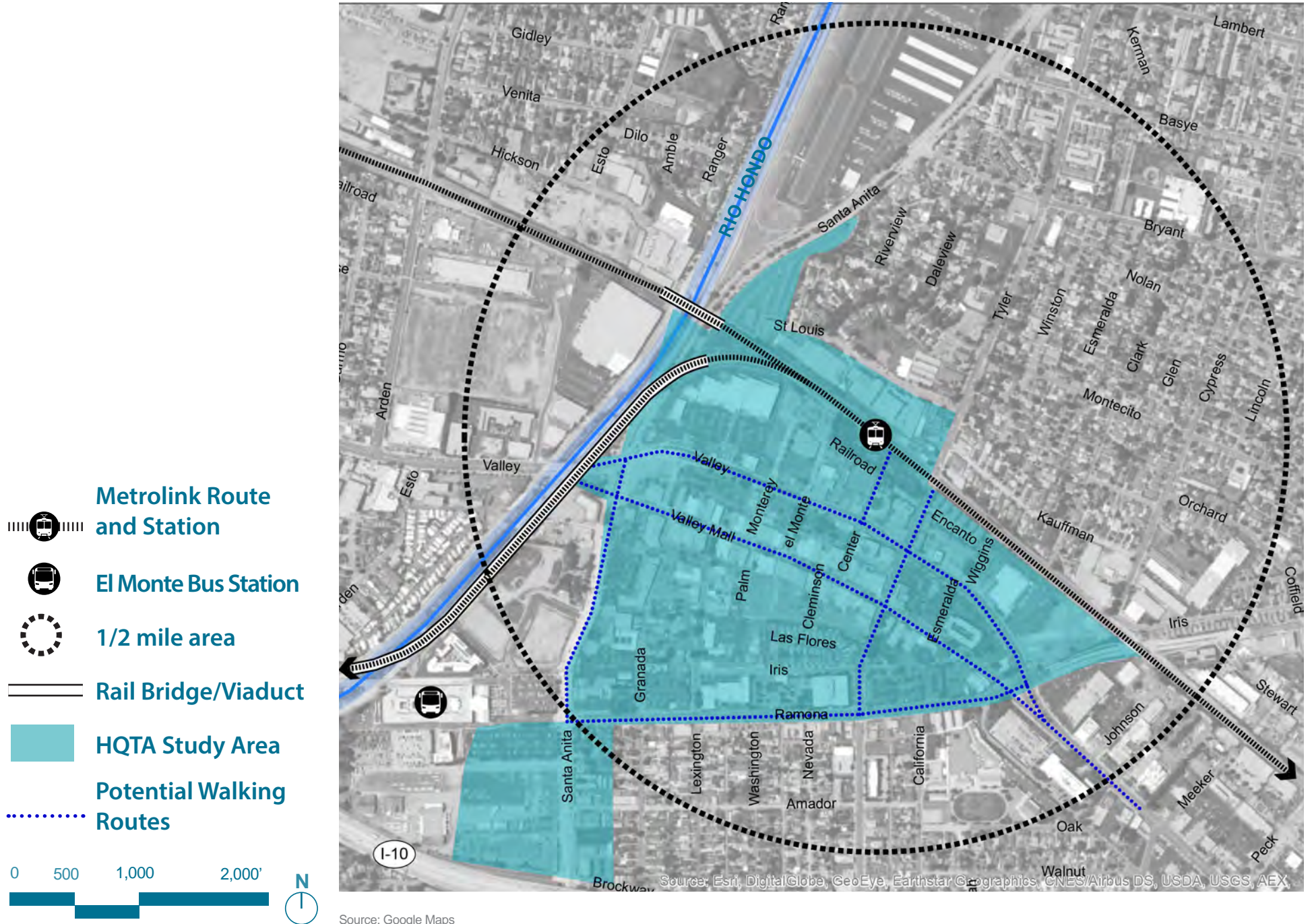
- Main Street Commercial
- Contemporary Multi-family
- Modern Transportation Facility
- Mid-Century Commercial / Civic
- Rowhouses
- Single-family (historic tract, bungalow, contemporary)





# Walking Tour

## EXISTING CONDITIONS INVENTORY



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