

THE NORTH STUB

Offers the potential to create 35 “new acres” of developable land to link the vibrant West Pasadena neighborhoods with Old Pasadena. This could create as much as 2.5 million square feet of new housing, retail, and office space.



Nearly 1,300
Residential units



Retail equivalent of expanding
Old Pasadena by one-third



New Parks and Open Space

JOB CREATION

Building this development program will create more than 8,000 construction job years and more than \$275 million in wages. Property and sales taxes are estimated to be more than \$12 million per year.

Commercial space in the north stub could potentially house more than 4,000 on-going office and retail jobs.



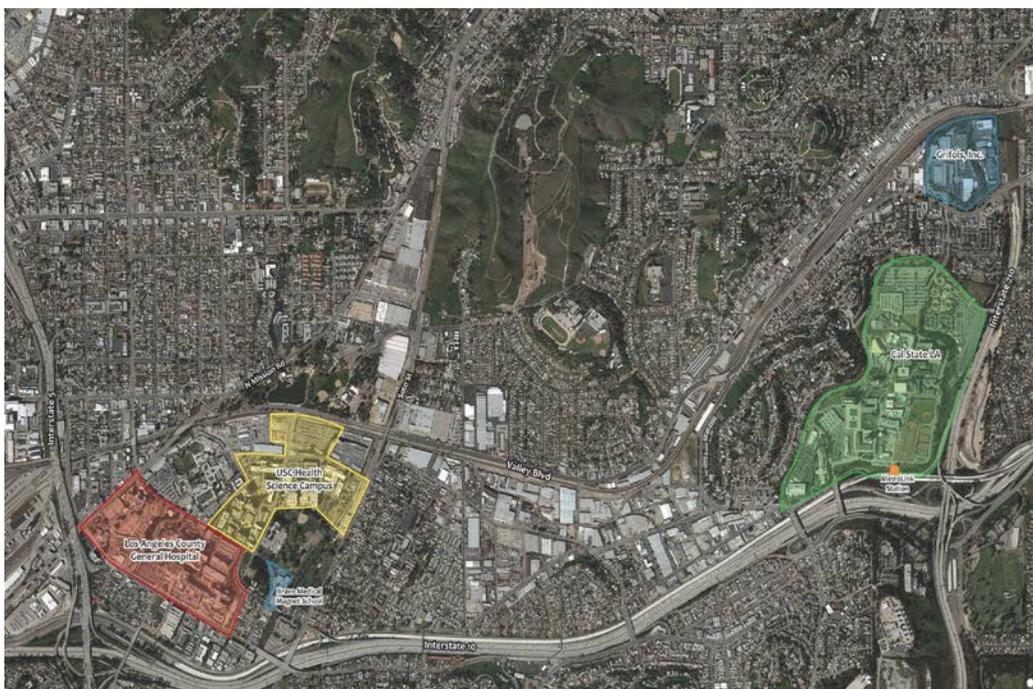


THE SOUTH STUB

Enhanced quality of life and home values from proximity to parks, open space, and transit.



Construction jobs from the development of a gateway for Cal State LA and buildout of the bus rapid transit system.



Support for the emerging Valley Boulevard Biosciences Corridor, connecting LAC/USC Medical Center, Keck School of Medicine, Bravo Medical Magnet High School, Grifols, Inc. and other private sector biotech firms.

ON-GOING COMMUNITY DEVELOPMENT BENEFITS



Creation of a diverse mobility plan provides long-term economic benefits that cannot be duplicated with the tunnel solution.

- Thousands of permanent transit jobs for operators, maintenance workers, and administrators

Opportunities for transit oriented development at each transit station

- Phase 1 of the Gold Line to Pasadena has already generated \$1.4B in private investment, with a potential of many times this amount as the light rail system develops regionally.
- Phase 2A and B is estimated to generate over twice the investment of Phase 1.
- The Gold Line Eastside Extension, proposed BRT, and increased Metrolink service create significant additional opportunities for sustainable community development.





ADDITIONAL BENEFITS

PUBLIC HEALTH

- Reduces air pollution and greenhouse gases
- Increases physical activity through walking and biking
- Reduces traffic-related injuries and fatalities
- Provides access to medical facilities
- Reduces the stress of commuting



QUALITY OF LIFE

- Open space and recreation promote healthy lifestyles
- Access to transit makes regional destinations more accessible
- Parks and complete streets reduce the noise, stress, and vibration associated with living near a freeway.

ECONOMIC OPPORTUNITIES

- The average transit pass holder in Los Angeles saves about \$11,000 per year on commuting costs
- Transit access and nearby parks create a premium for housing values
- Transit supports sustainable community development and more opportunities for housing

