

LA County Corridors

SCENARIO CONCEPTS AND ANALYSIS

Move LA: Boulevards of
Equity & Opportunity

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BACKGROUND

The housing crisis in Southern California

California's Housing Crisis

Ventura County

Los Angeles
County

San Bernardino
County

Riverside
County

Orange County

Imperial
County

SCAG 6 COUNTIES

2010-2017

+ 1.2M
jobs

+ 162K
housing units

REGIONAL NEED 2021-2029*

+ 1.3M
housing units

58% moderate income or lower
42% low and very-low income

* 6th cycle RHNA allocation

California's Housing Crisis

LOS ANGELES COUNTY

2010-2017

1.2M

more jobs than homes

\$660K

median home price

REGIONAL NEED 2021-2029*

+ 813K

housing units

58% moderate income or lower
42% low and very-low income

* SCAG draft 6th cycle RHNA allocation

California's Housing Crisis

CITY OF LOS ANGELES

4.1
jobs per home (since 2010)

\$750K
median home price

\$2,500
median rent

REGIONAL NEED 2021-2029*

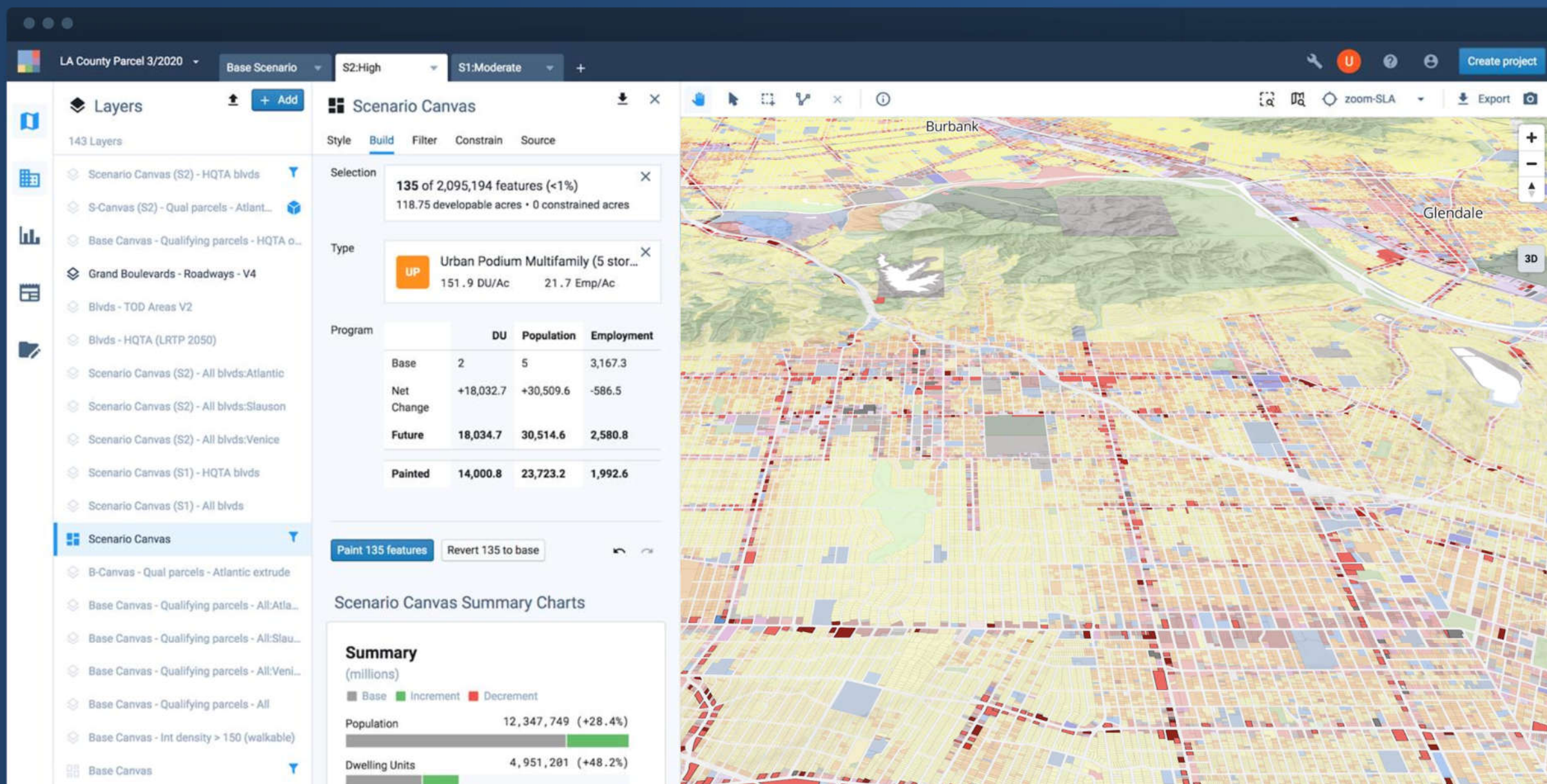
+ 455K
housing units

(40% low and very-low income)

* SCAG draft 6th cycle RHNA allocation

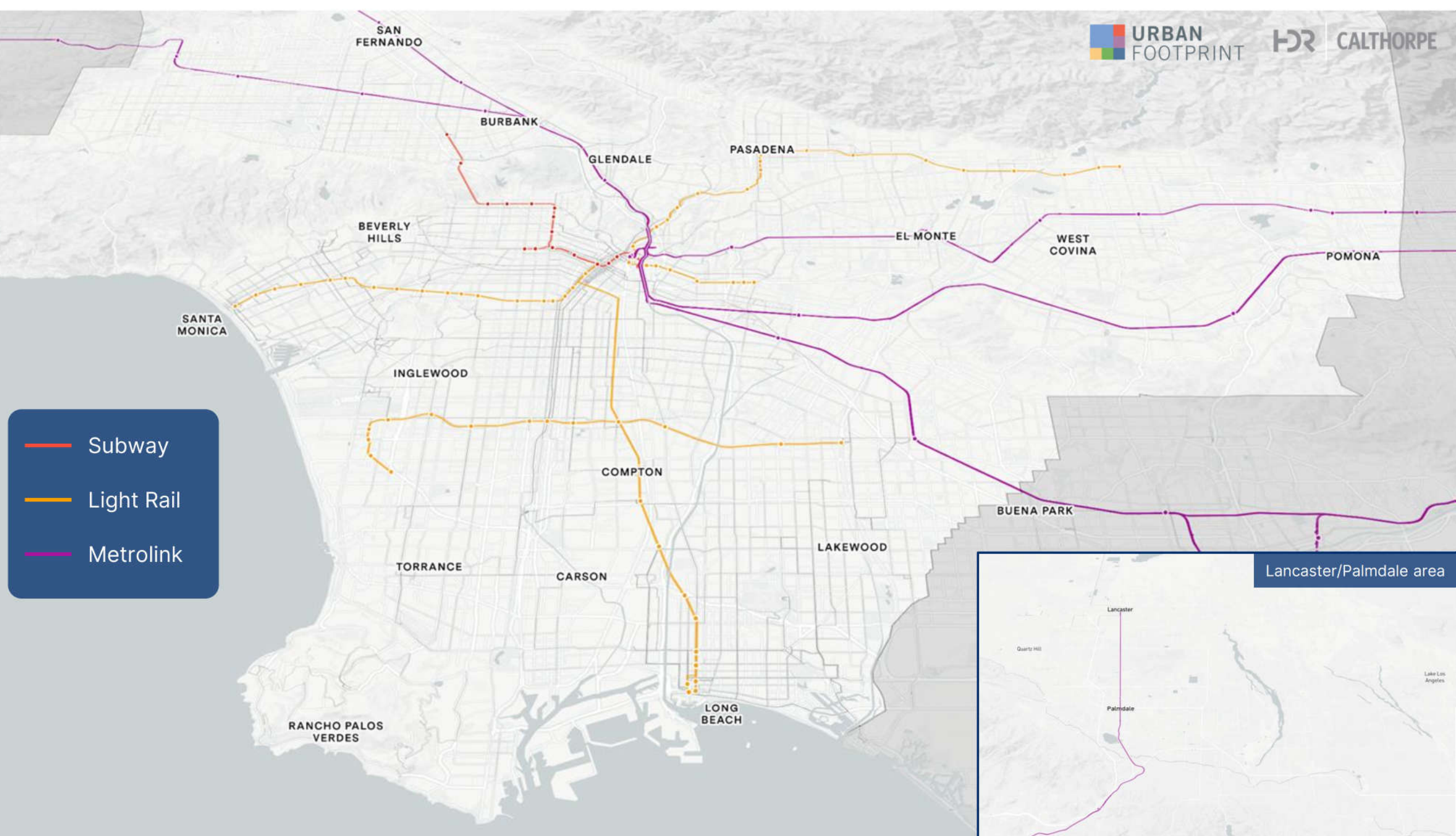
The UrbanFootprint Software Platform

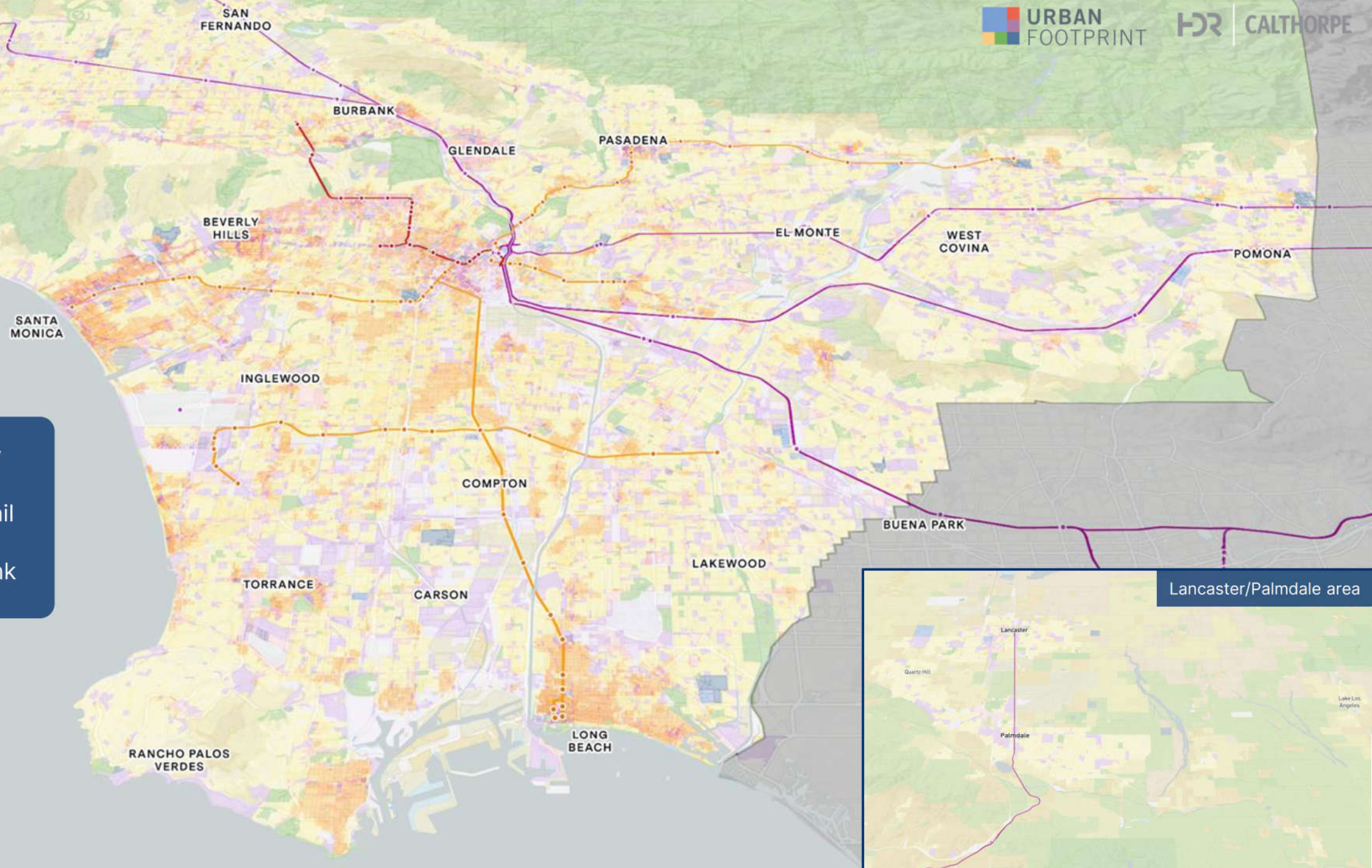
Powering Scenarios and Analytics

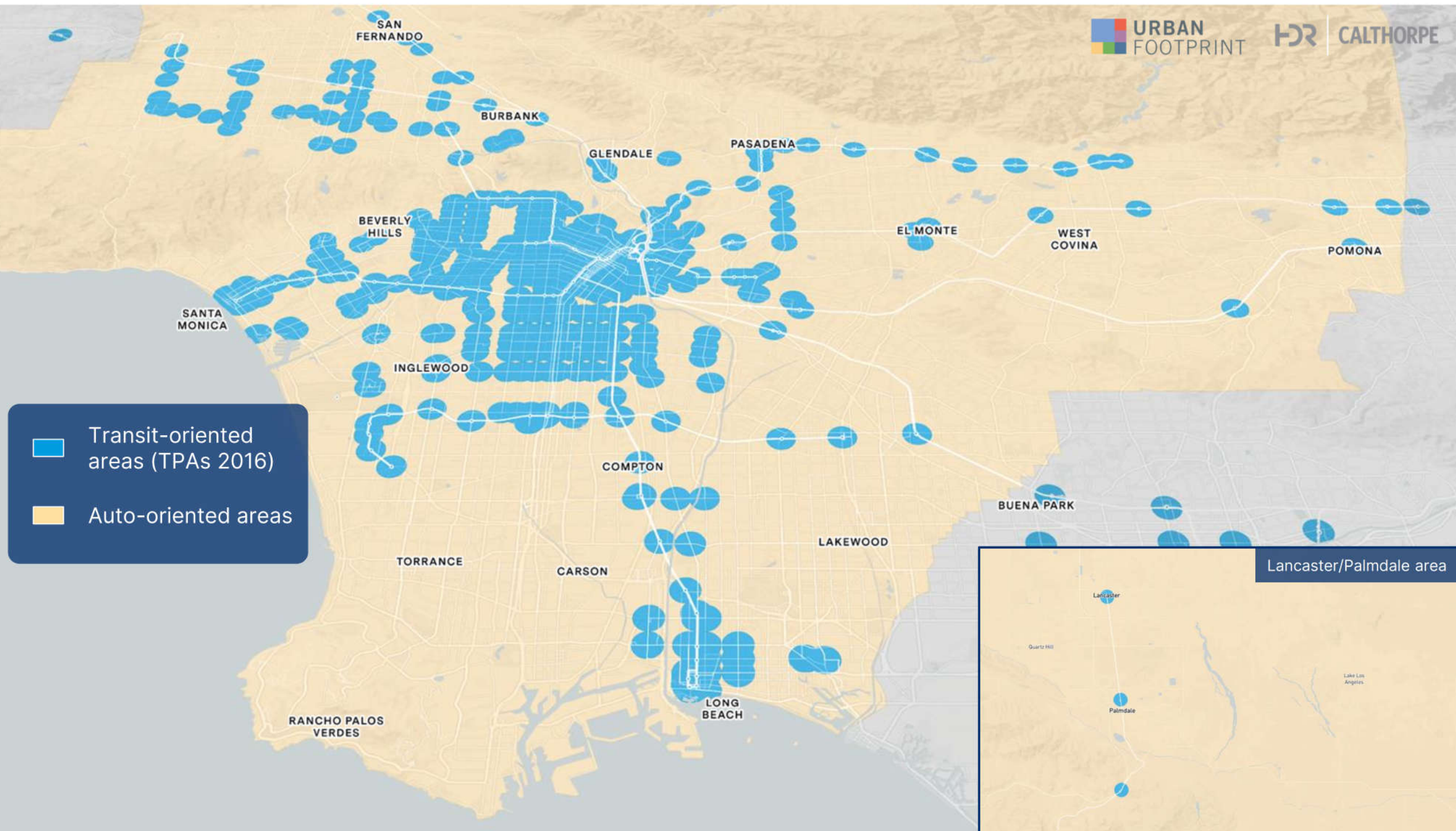


CONTEXT SETTING

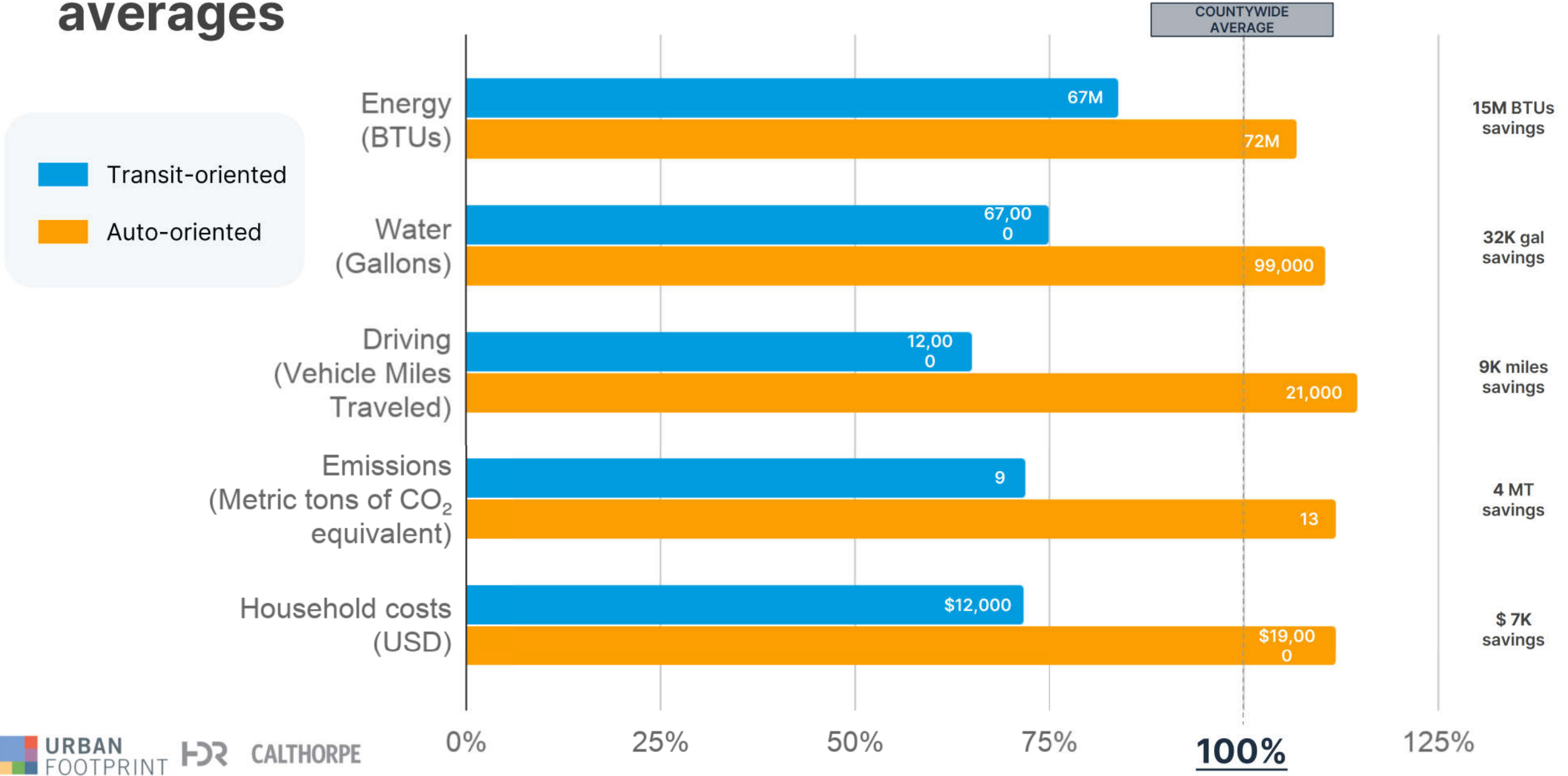
Transit- vs. auto-oriented areas in the county today





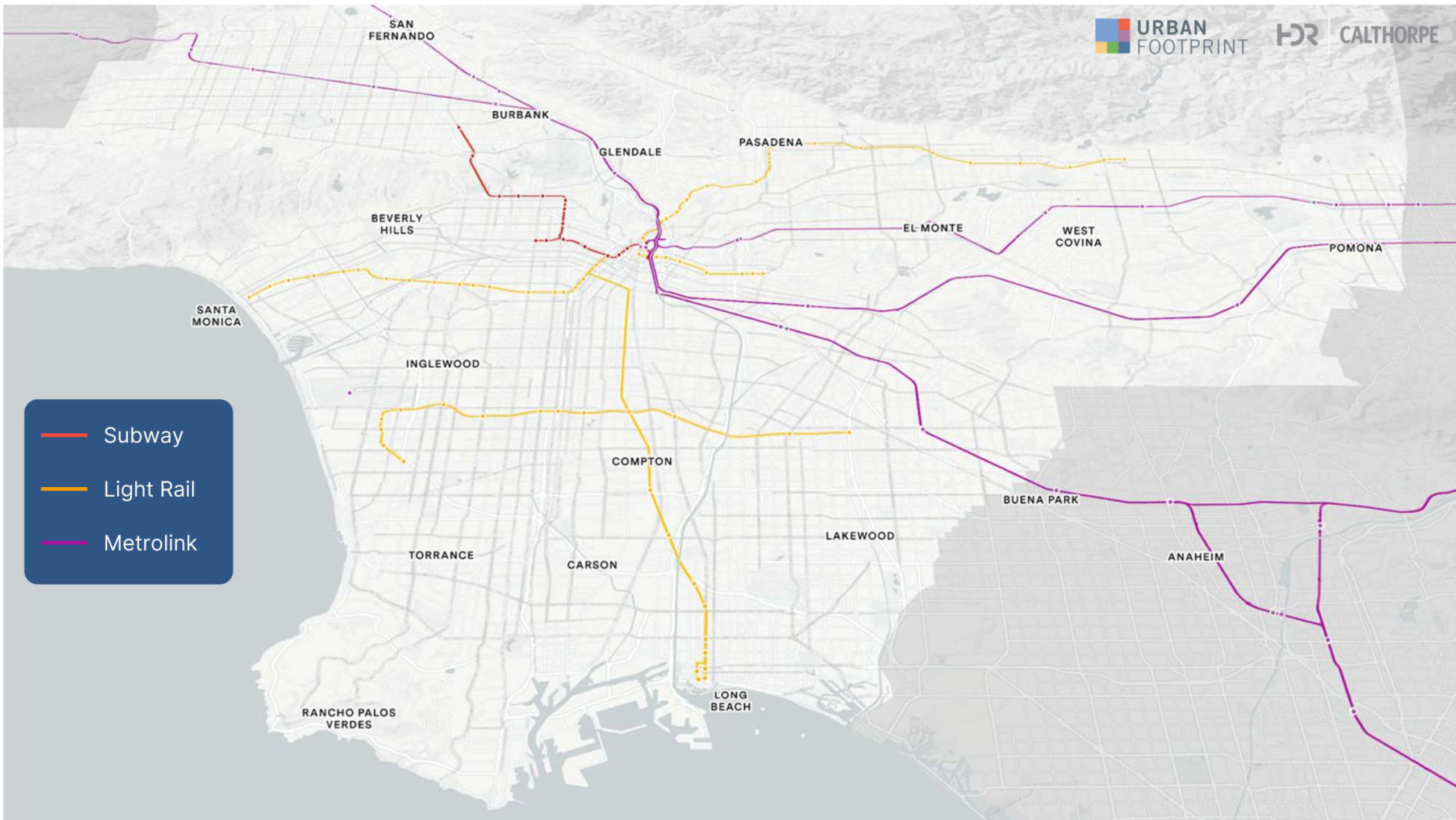


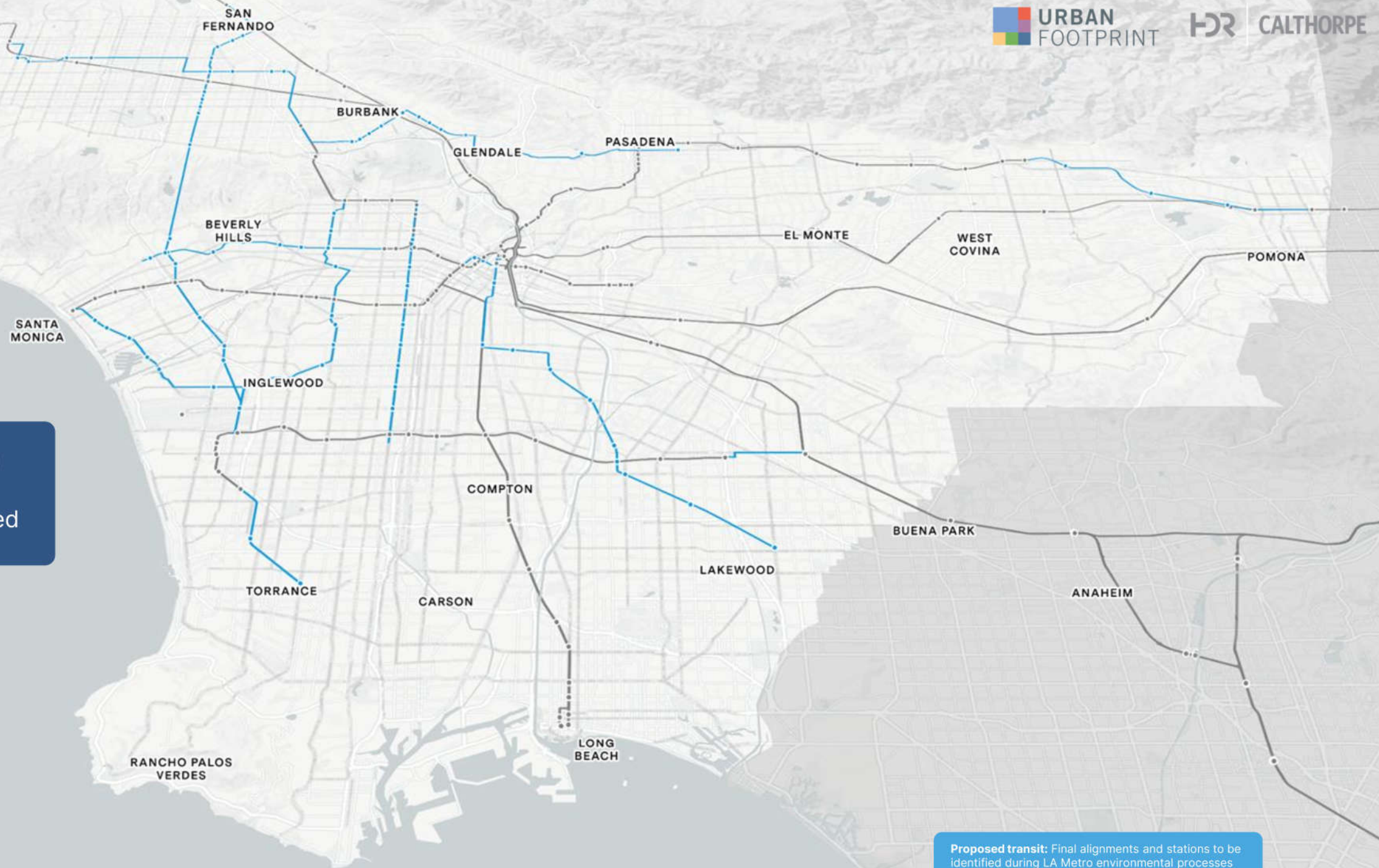
Per household **performance** compared to countywide averages



Countywide Corridor Concepts

- Subway
- Light Rail
- Metrolink





Proposed transit: Final alignments and stations to be identified during LA Metro environmental processes

2,100+
miles of
boulevards

SANTA
MONICA

SAN
FERNANDO

BURBANK

GLENDALE

PASADENA

BEVERLY
HILLS

EL MONTE

WEST
COVINA

POMONA

INGLEWOOD

COMPTON

BUENA PARK

TORRANCE

CARSON

LAKEWOOD

RANCHO PALOS
VERDES

LONG
BEACH

Lancaster/Palmdale area

Lancaster

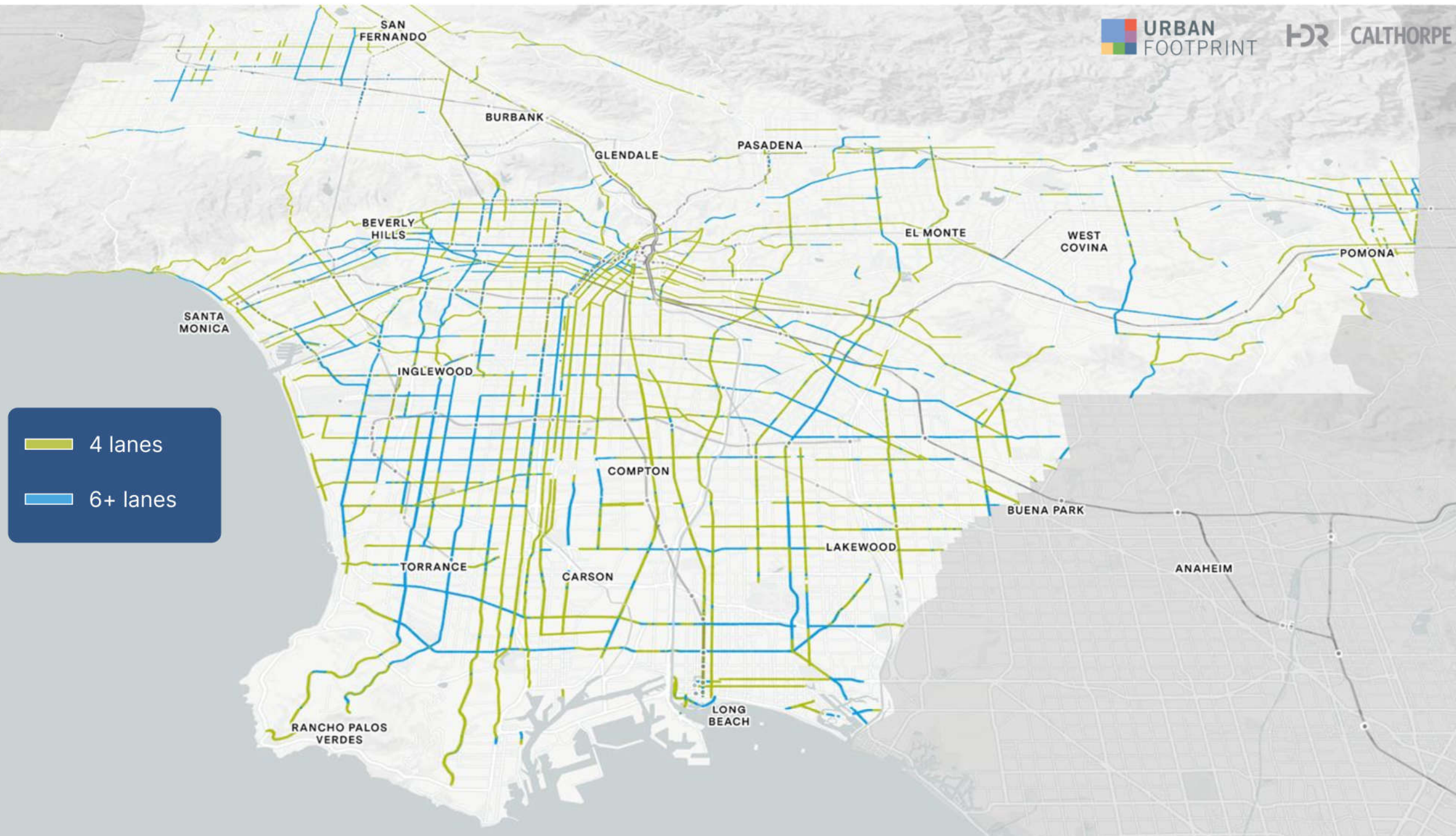
Quincy Hill

PMO

PMO

Palmdale

Lake Los
Angeles



SANTA MONICA

SAN FERNANDO

BURBANK

GLENDALE

PASADENA

BEVERLY HILLS

EL MONTE

WEST COVINA

POMONA

INGLEWOOD

COMPTON

BUENA PARK

ANAHEIM

LAKEWOOD

CARSON

TORRANCE

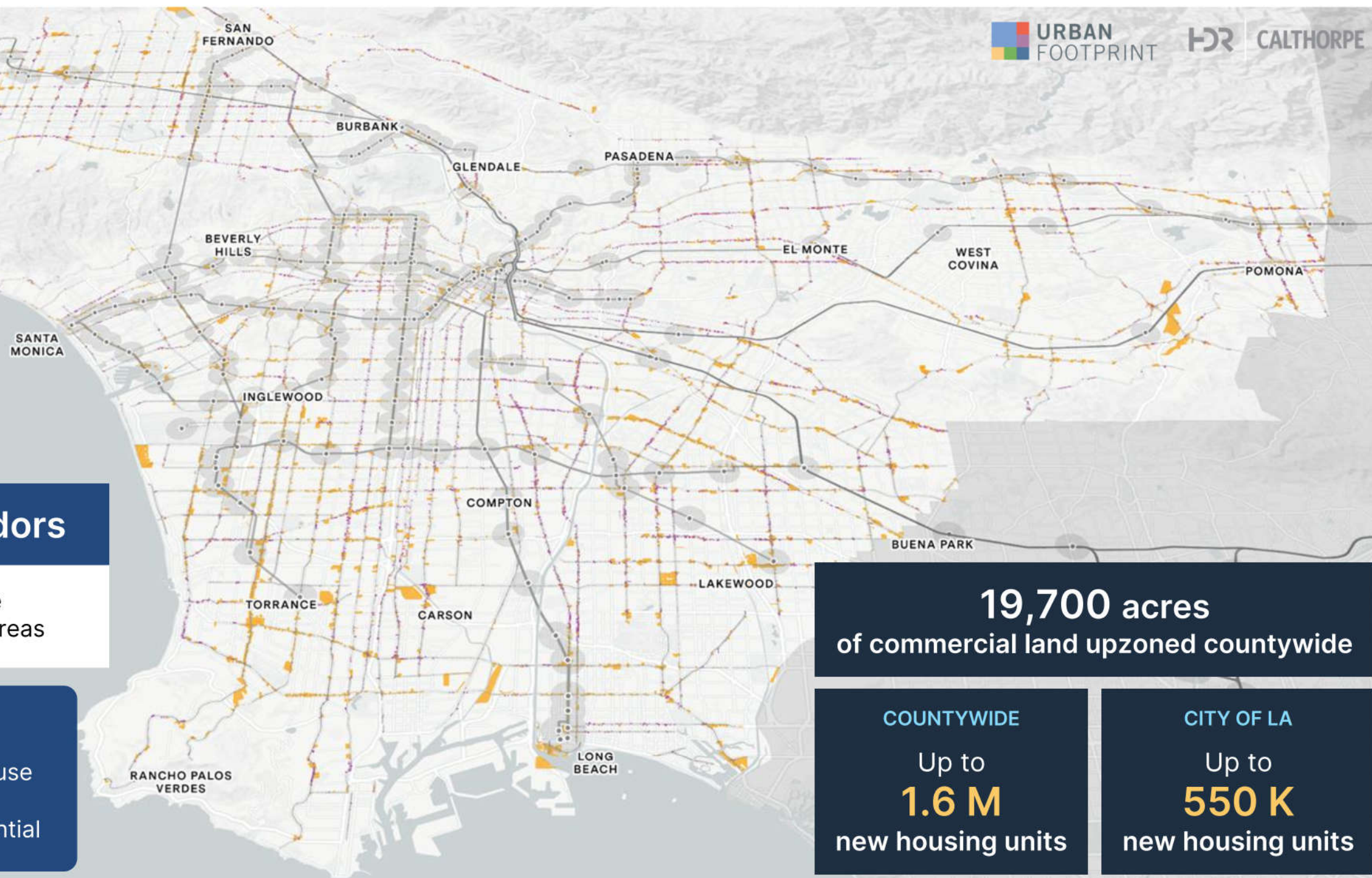
LONG BEACH

RANCHO PALOS VERDES

Qualifying parcels

- On qualifying corridors
- Land use is commercial, office or vacant
- 0.5 FAR or less
- 0.2 acres or greater

19,700 acres
of low intensity commercial land



All corridors

 1/2 mile
TOD areas

Land use

 Mixed use
 Residential

19,700 acres
of commercial land upzoned countywide

COUNTYWIDE

Up to
1.6 M
new housing units

CITY OF LA

Up to
550 K
new housing units

Transit corridors

-  ½ mile TOD areas
-  ½ mile high-quality transit areas

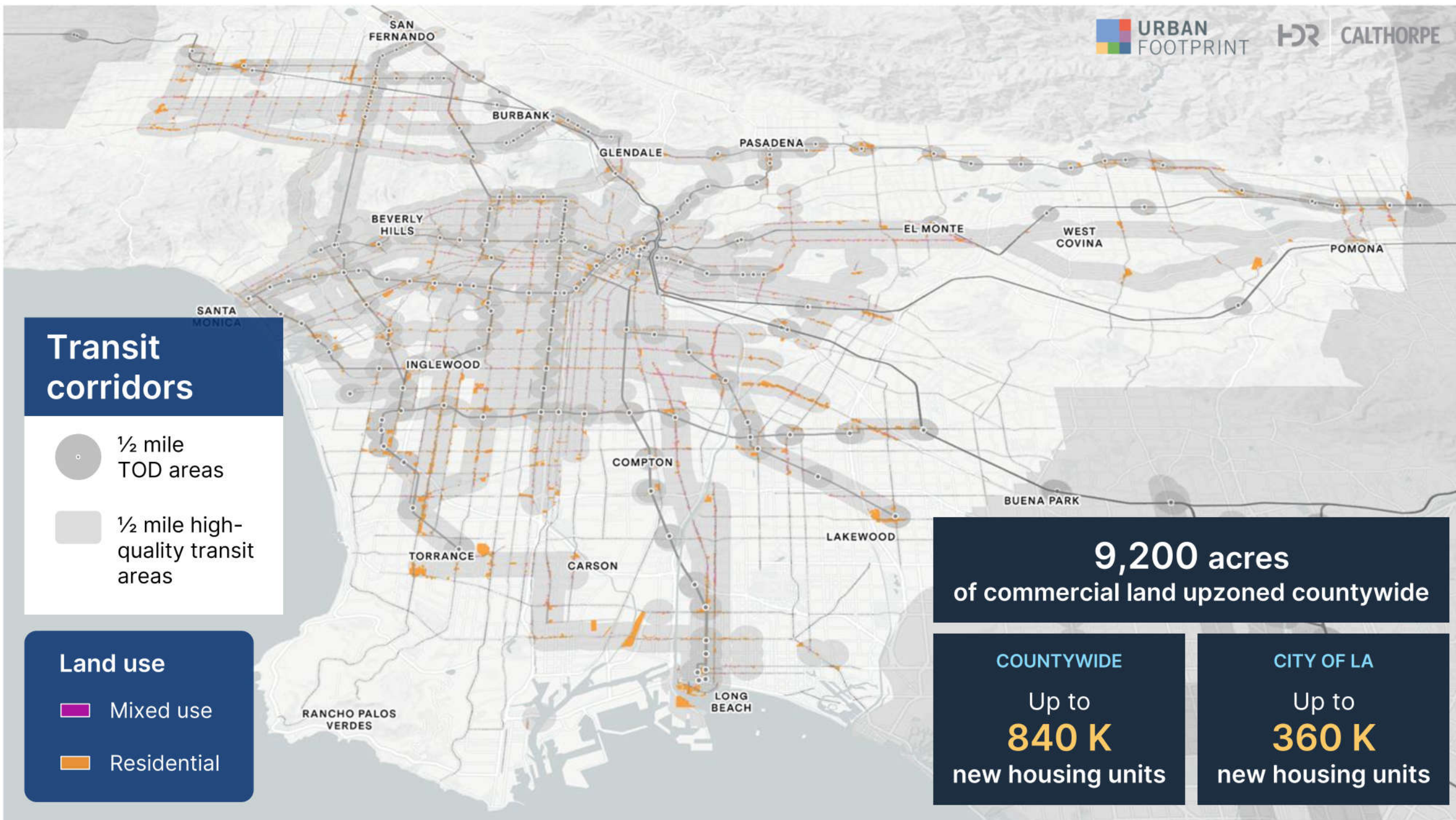
Land use

-  Mixed use
-  Residential

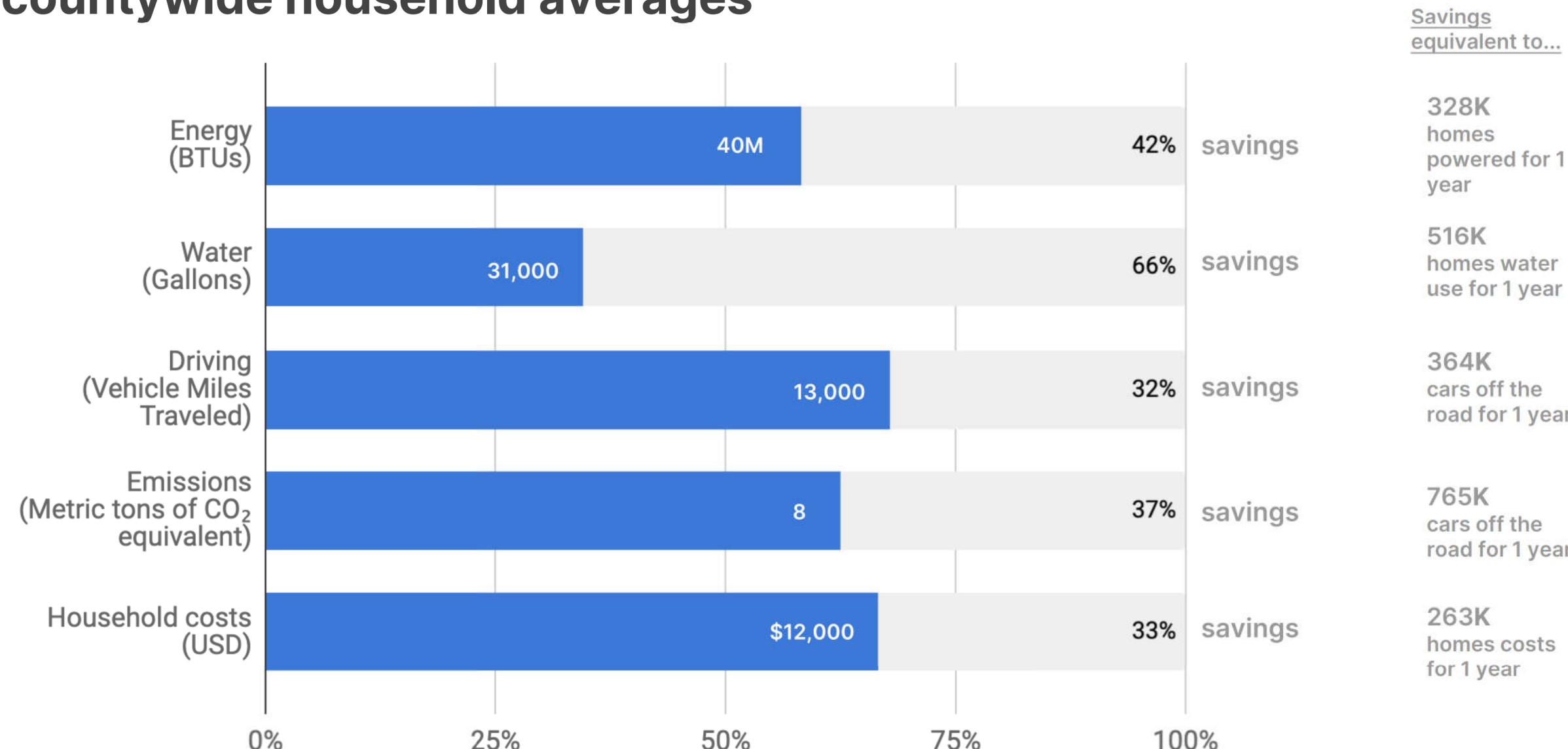
9,200 acres
of commercial land upzoned countywide

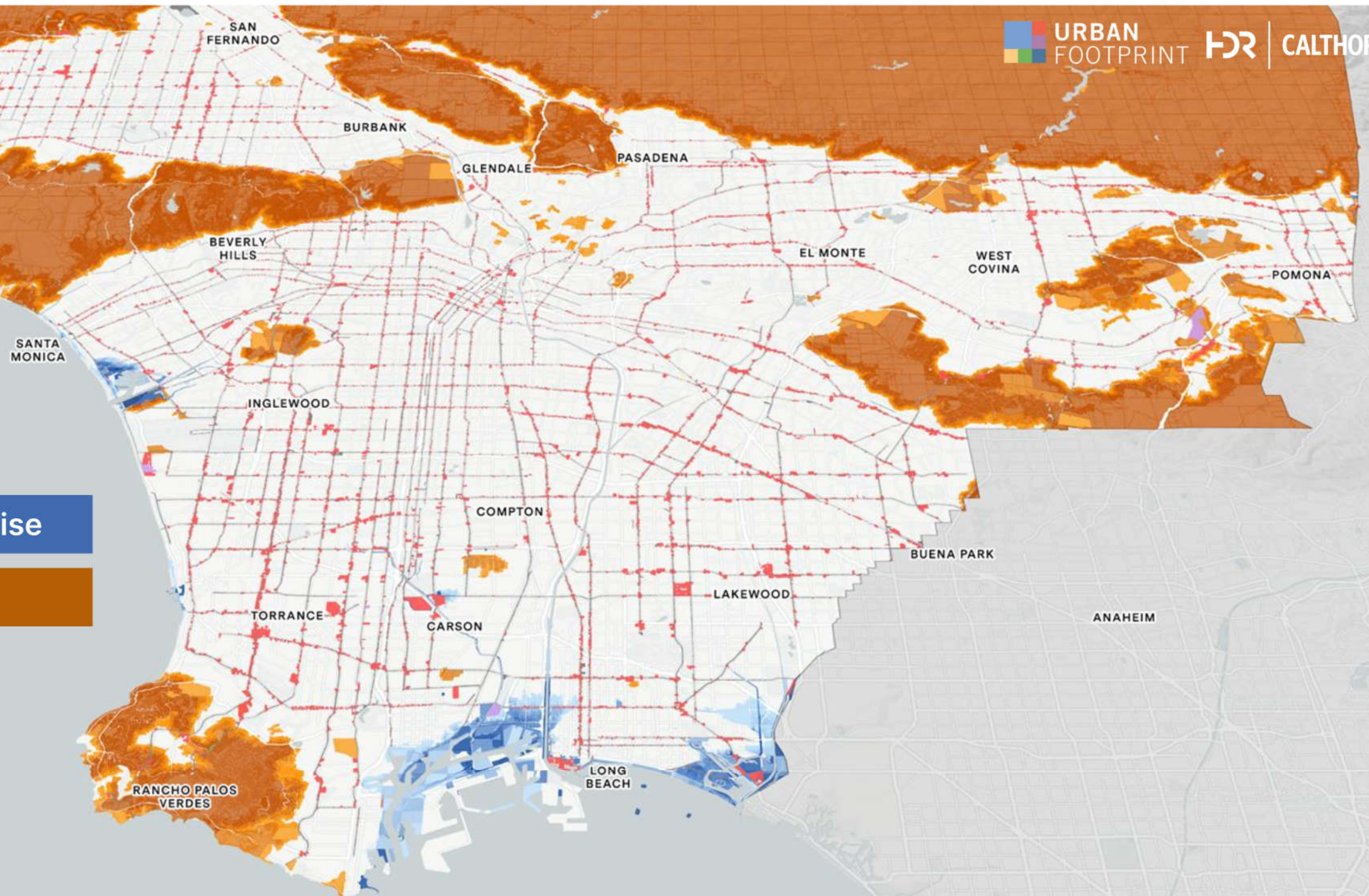
COUNTYWIDE
Up to
840 K
new housing units

CITY OF LA
Up to
360 K
new housing units



Development on transit corridors as proportion of current annual countywide household averages



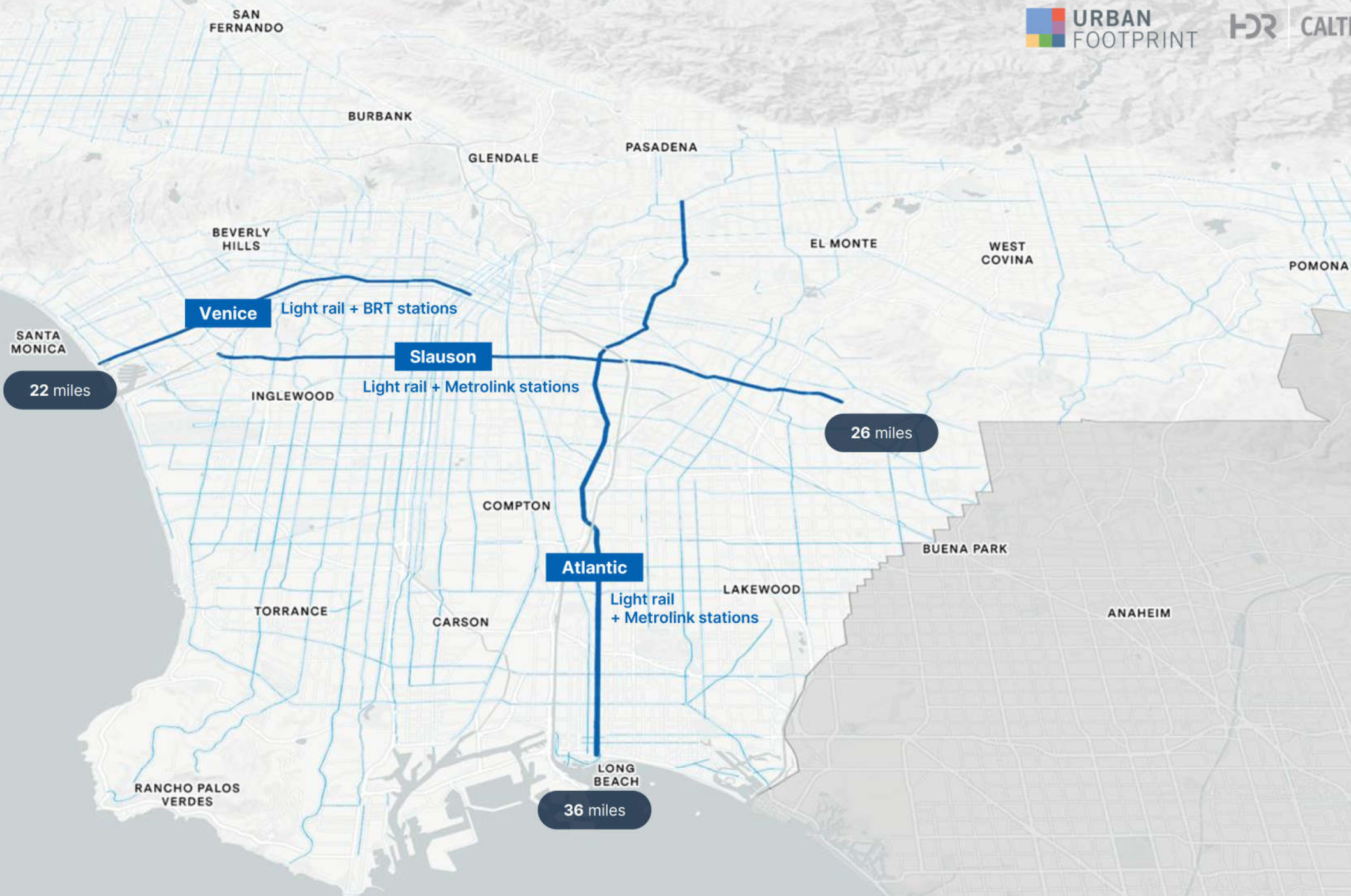


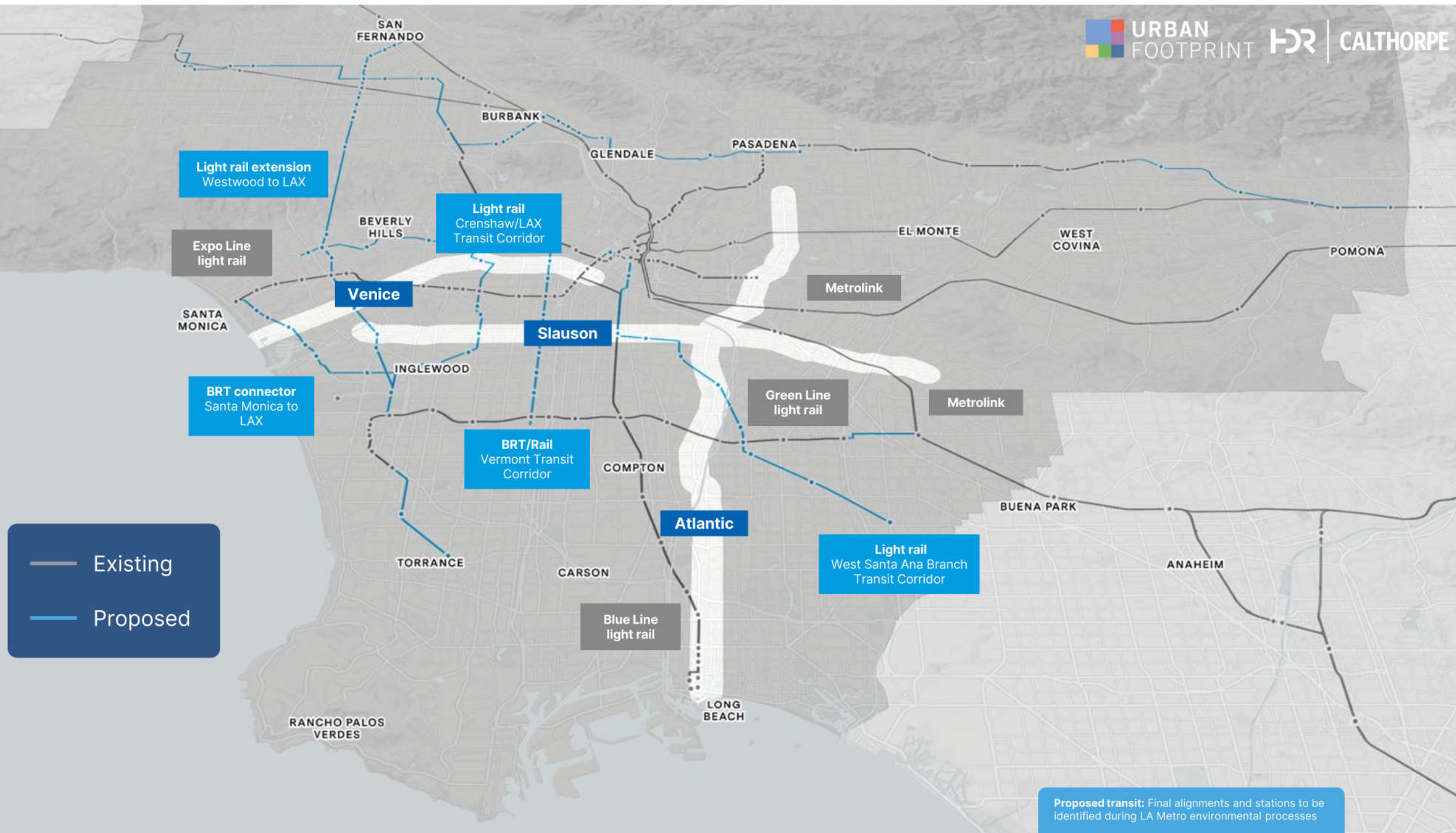
Sea level rise

Fire risk

A closer look at three corridors

Atlantic • Venice • Slauson





Atlantic

36 miles long

GARDENA

LYNWOOD

COMPTON

DOWNEY

CARSON

710

PARAMOUNT

SANTA FE
SPRINGS

Blue Line
Light Rail

Green Line
Light Rail

Gold Line
Light Rail

Metrolink

BELLFLOWER

LONG BEACH

Los Angeles River

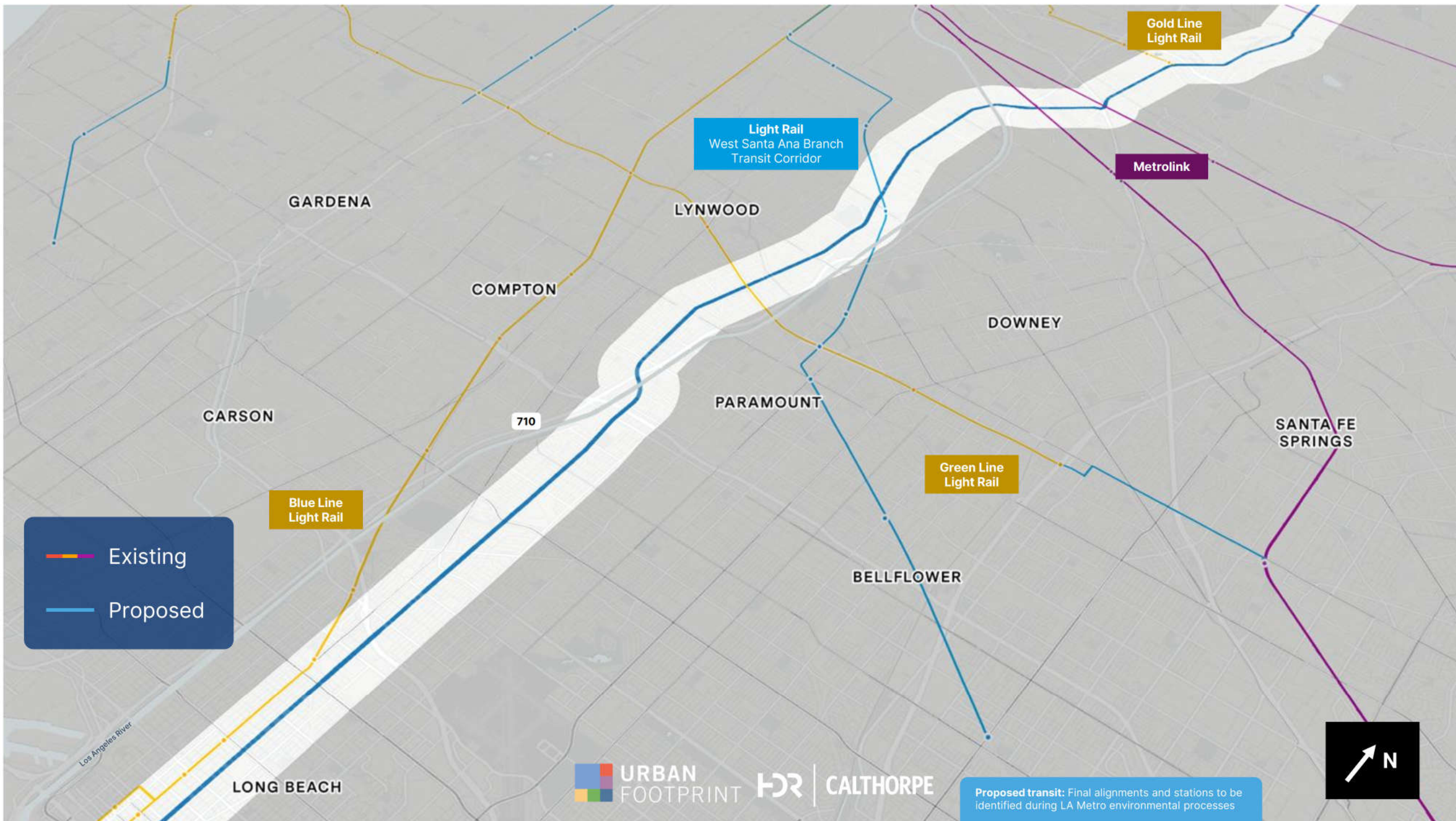


URBAN
FOOTPRINT

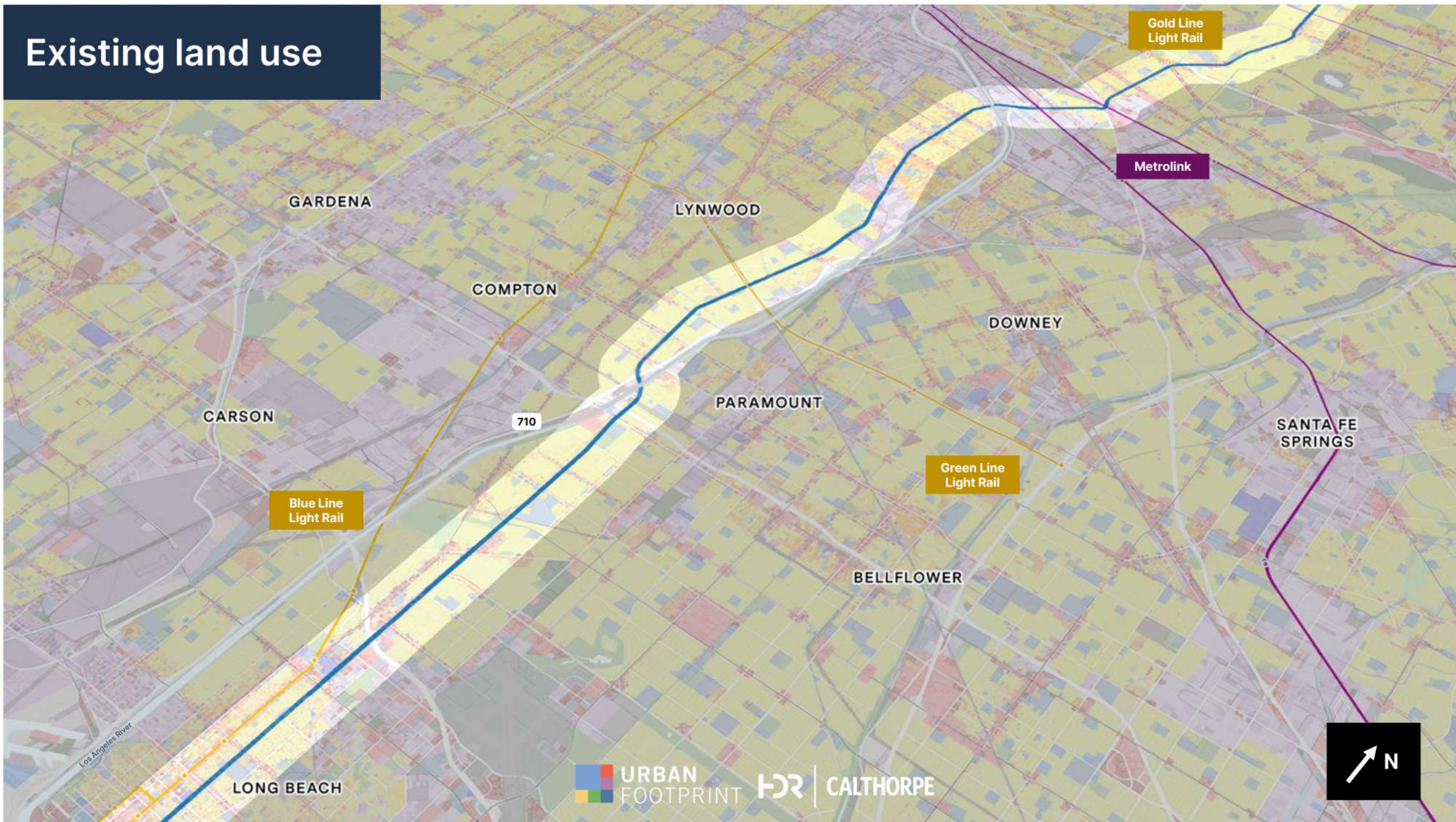


CALTHORPE

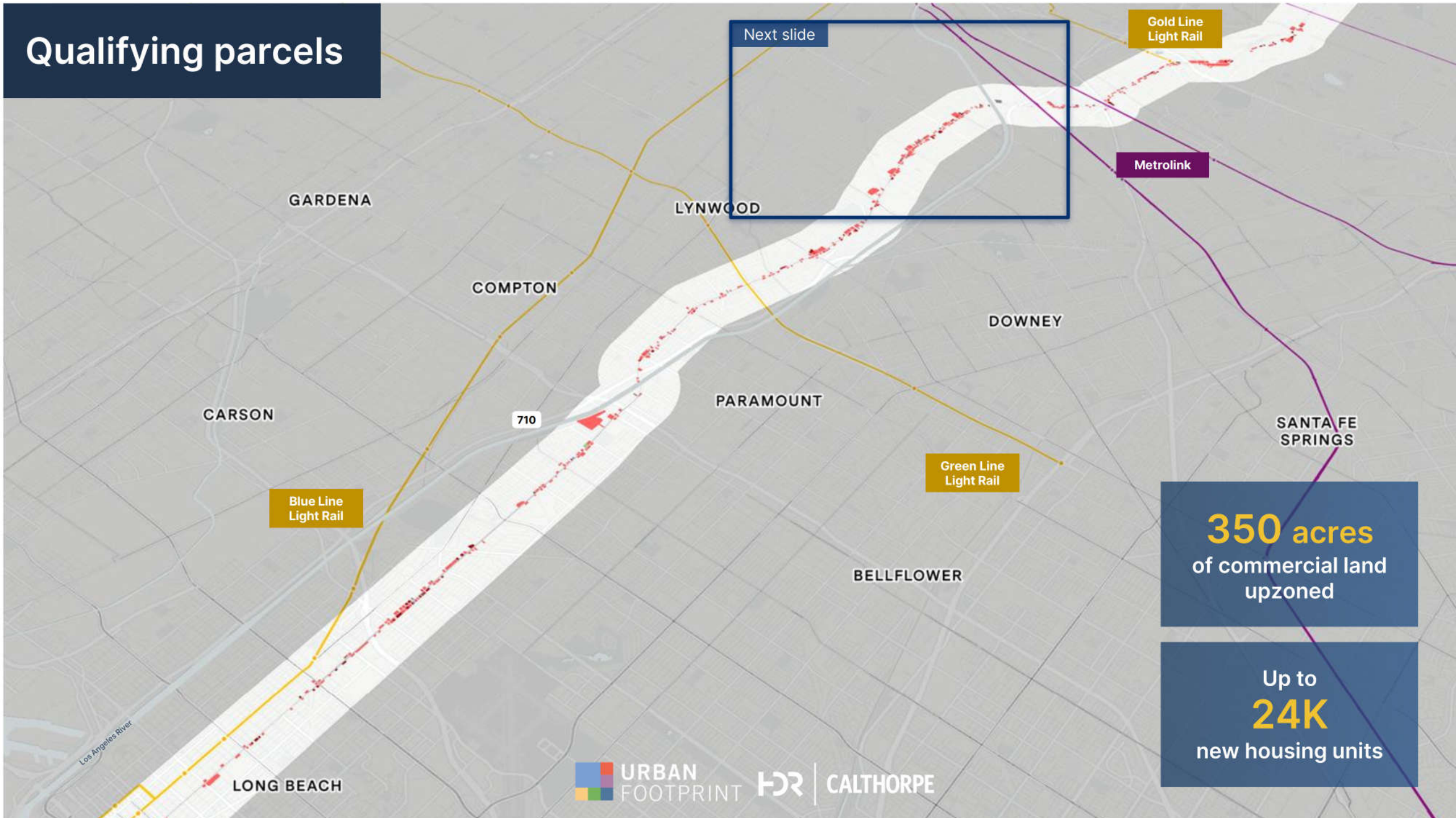


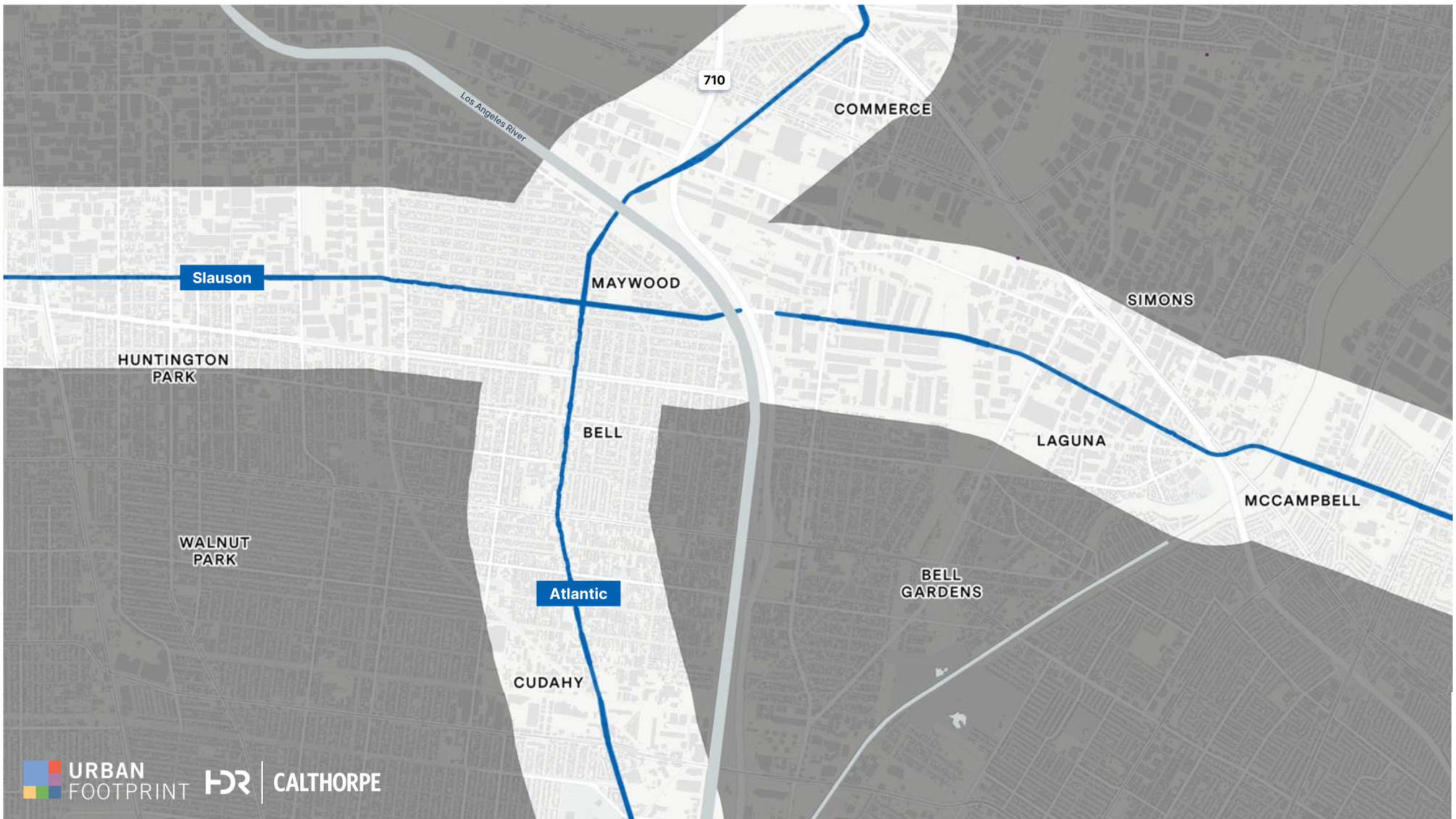


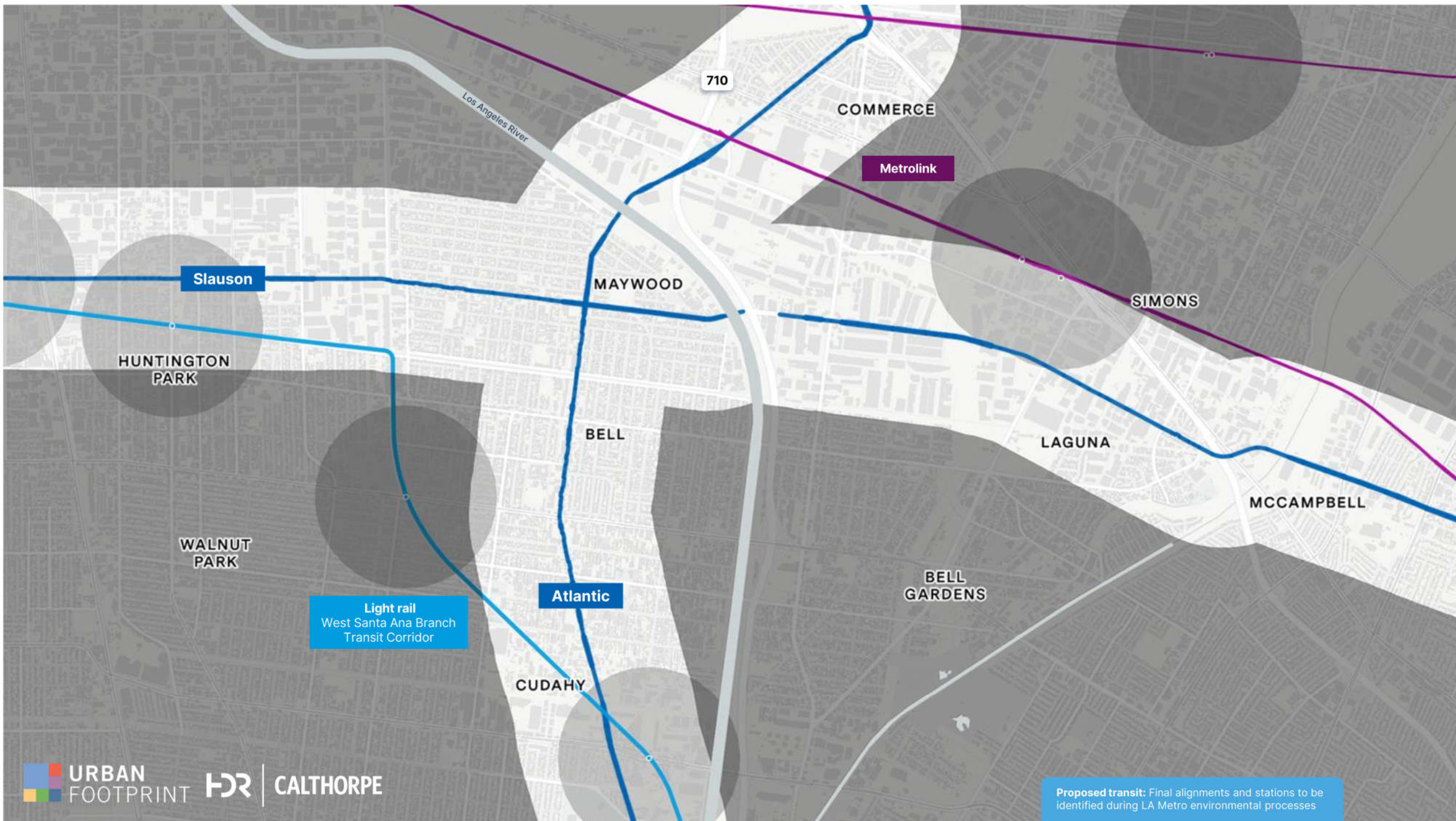
Existing land use

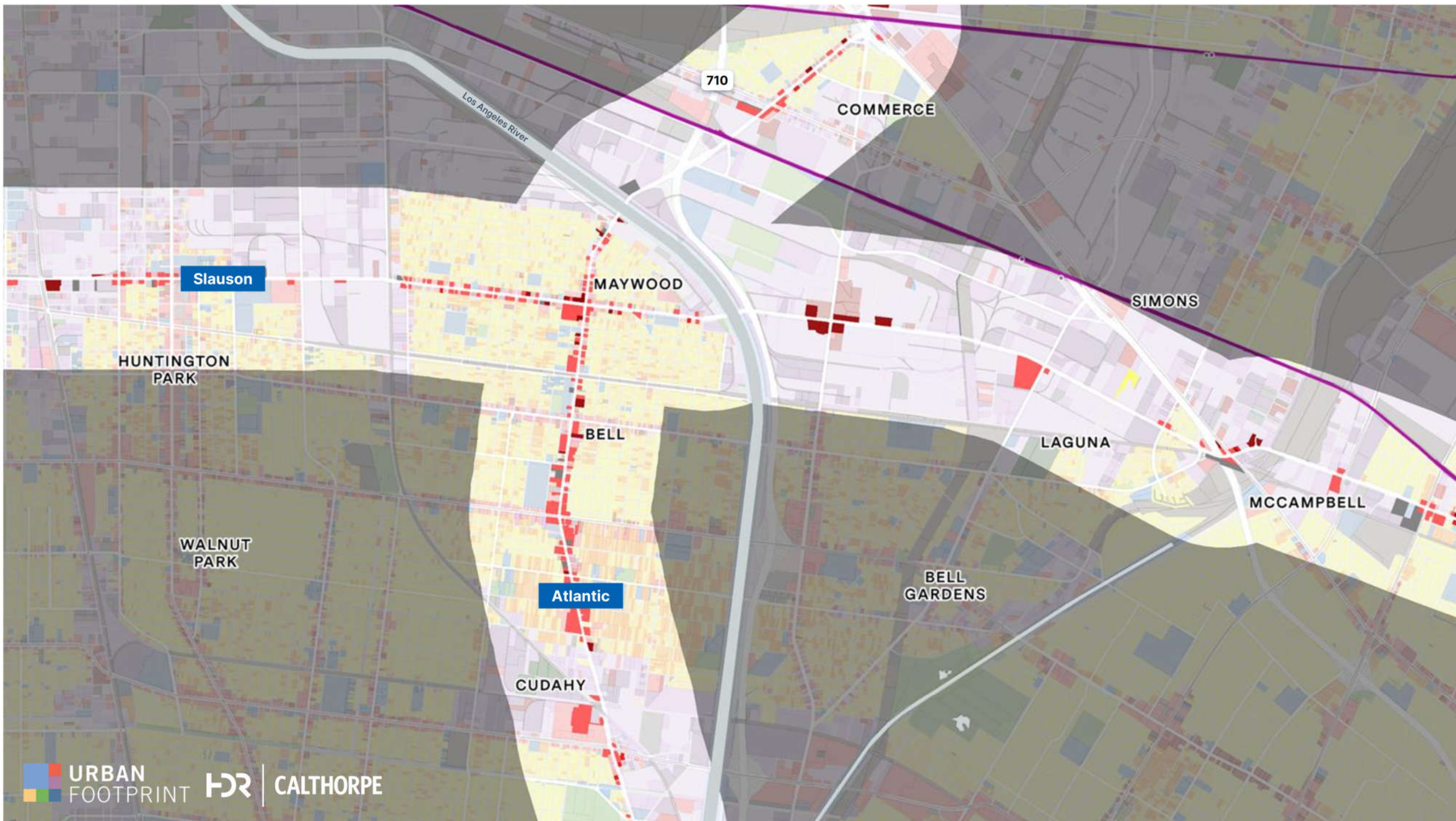


Qualifying parcels









High capacity

Small parcels (less than 1 acre)

4 lane
boulevards

Live/Work townhomes

32
units/acre



6+ lane
boulevards

4-story tuck under

60
units/acre



TOD areas
on
boulevards

4-story + 1 podium

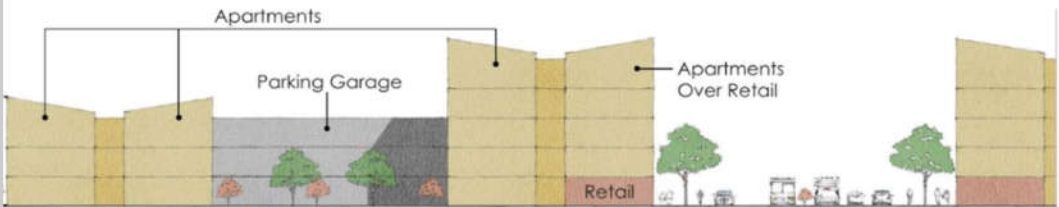
100
units/acre



Large parcels

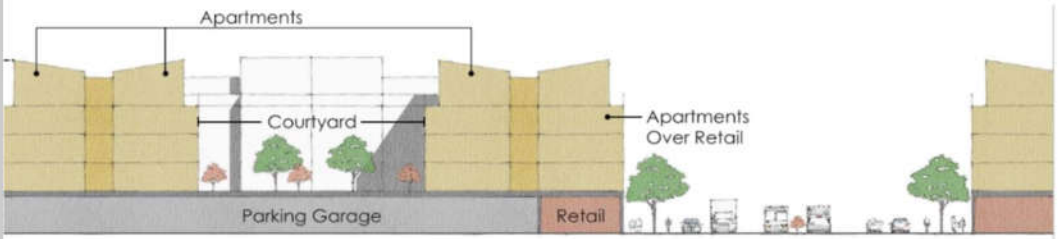
3-5 story wrap

80
units/acre



4-story + 1 podium

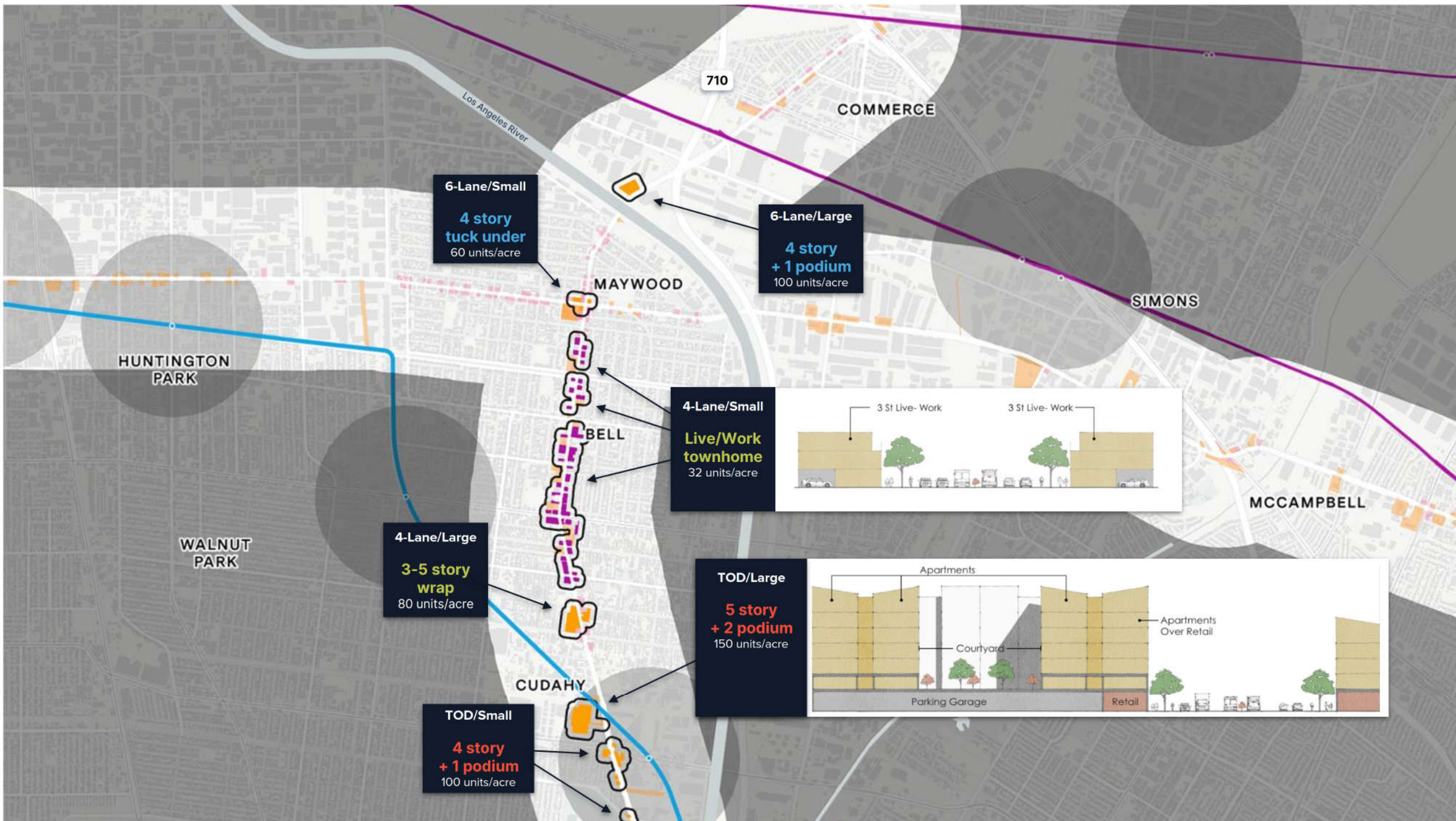
100
units/acre



5-story + 2 podium

150
units/acre





Venice

22 miles long

URBAN
FOOTPRINT

HDR | CALTHORPE

BEVERLY
HILLS

WESTWOOD

BRENTWOOD

SANTA
MONICA

CULVER
CITY

Expo Line
Light Rail

CIENEGA

JEFFERSON
PARK

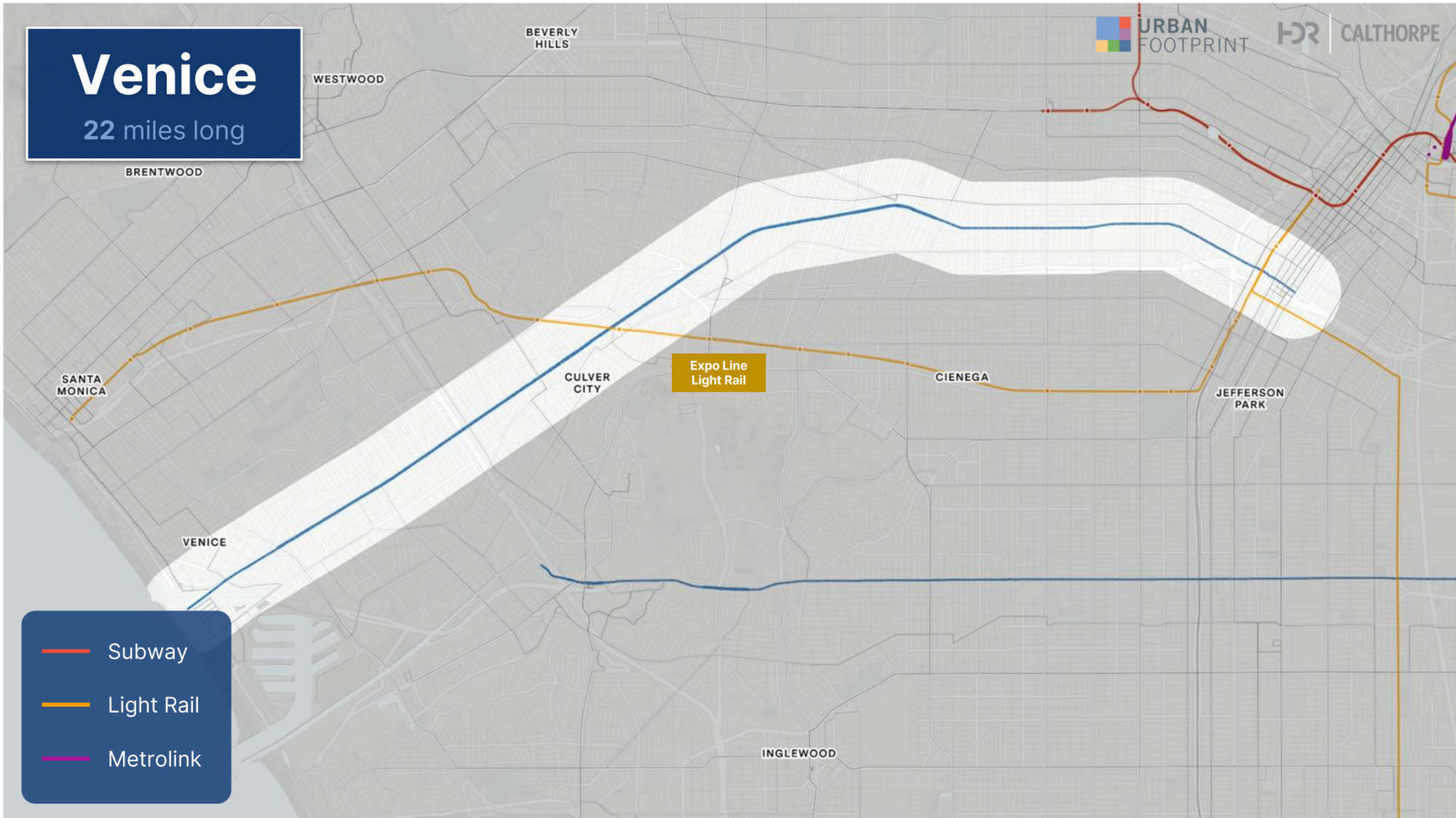
VENICE

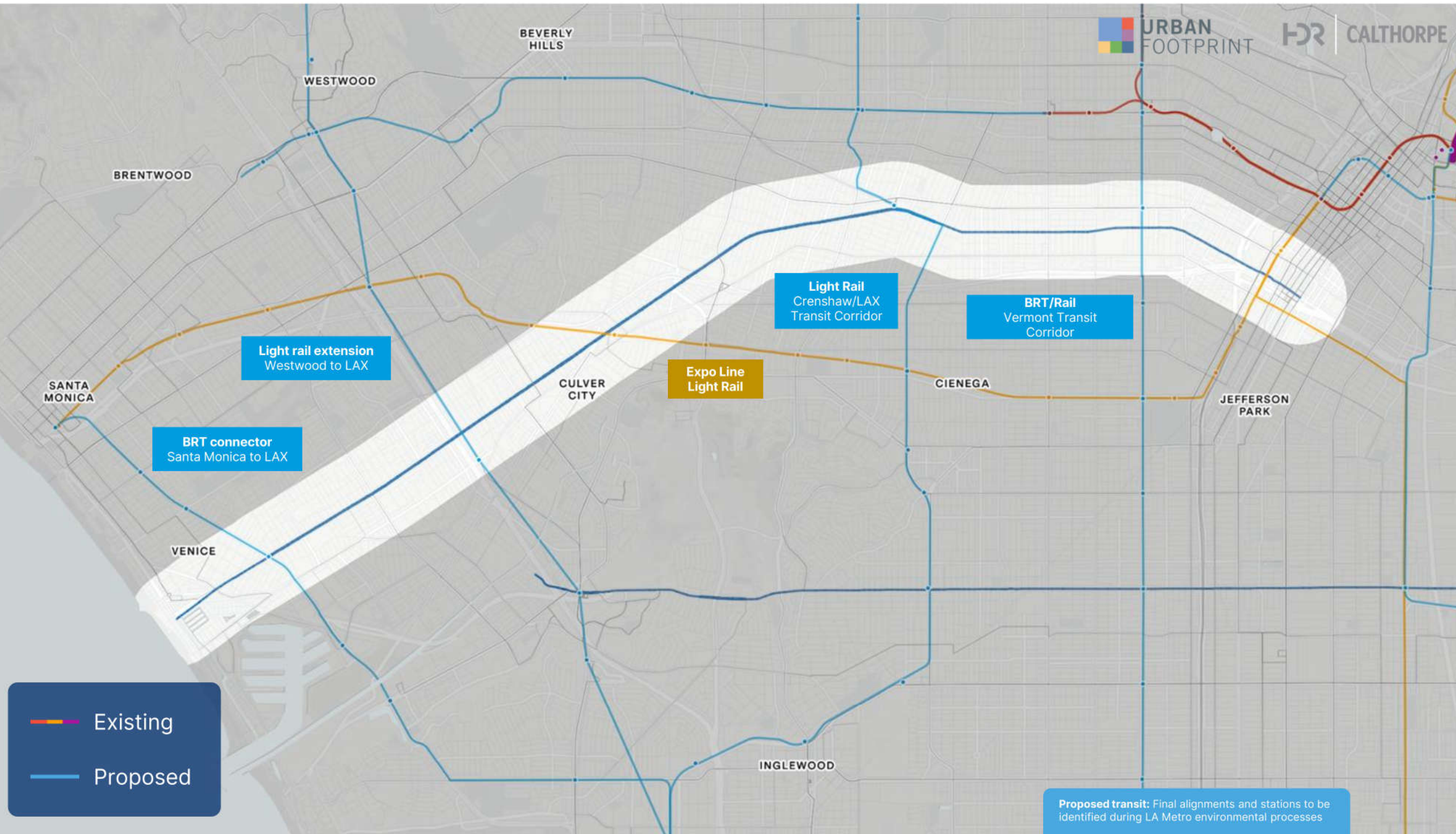
INGLEWOOD

Subway

Light Rail

Metrolink



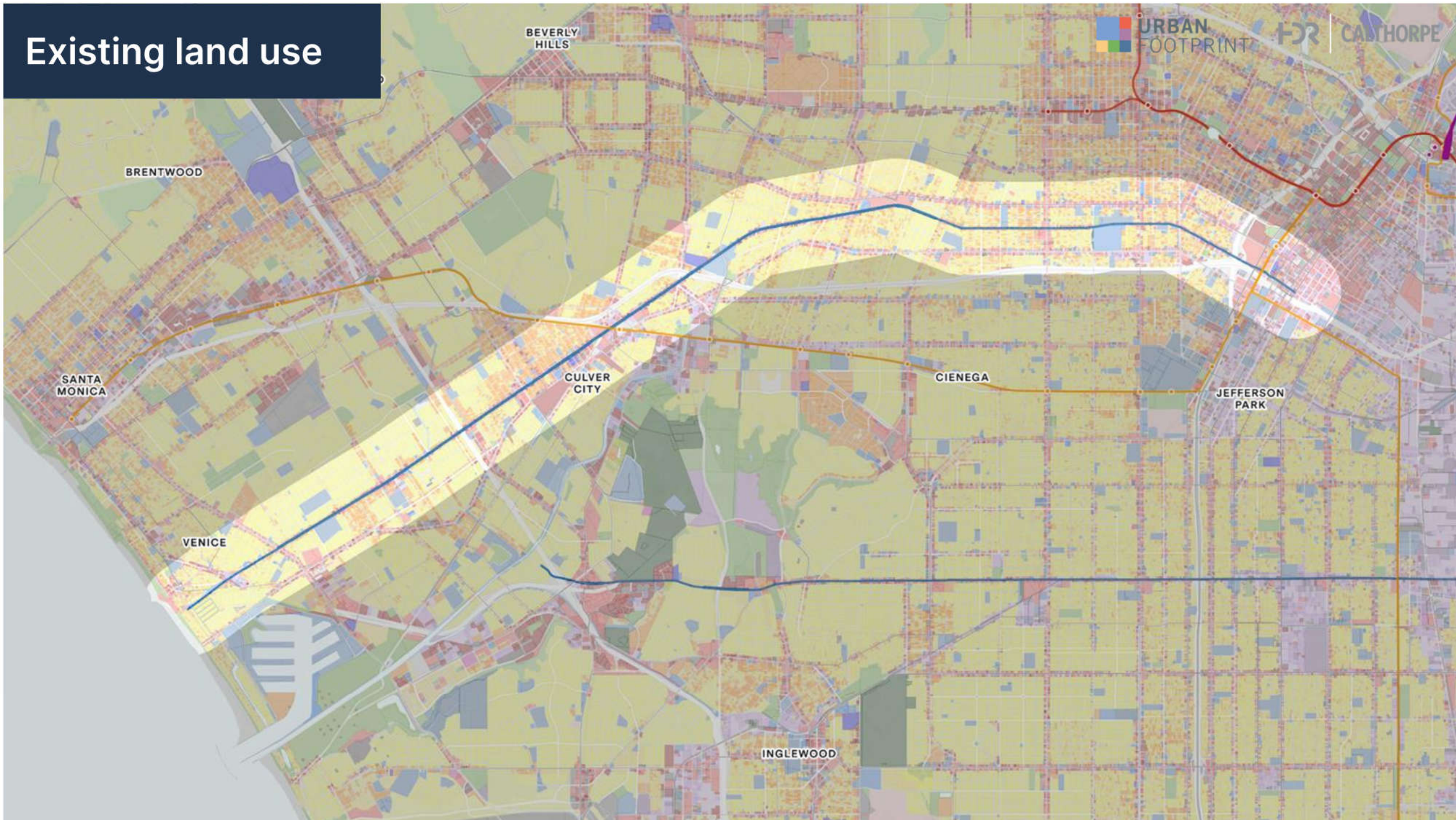


Existing

Proposed

Proposed transit: Final alignments and stations to be identified during LA Metro environmental processes

Existing land use



Qualifying parcels

URBAN
FOOTPRINT

CDR | CALTHORPE

BEVERLY
HILLS

BRENTWOOD

SANTA
MONICA

VENICE

CULVER
CITY

CIENEGA

JEFFERSON
PARK

INGLEWOOD

120 acres
of commercial land
upzoned

Up to
14K
new housing units