Appendix

A - Existing Conditions Inventory
B - HQTA Toolkit
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

Source: Google Maps
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

**EXISTING CONDITIONS INVENTORY**

**HOUSING TENURE (2016)**

<table>
<thead>
<tr>
<th></th>
<th>Study Area</th>
<th>City of El Monte</th>
<th>Los Angeles County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner</td>
<td>49%</td>
<td>37%</td>
<td>45%</td>
</tr>
<tr>
<td>Renter</td>
<td>51%</td>
<td>63%</td>
<td>54%</td>
</tr>
<tr>
<td>Single-Family</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**MOBILITY (2016)**

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

**Racial and Ethnic Composition (2017)**

<table>
<thead>
<tr>
<th></th>
<th>Study Area</th>
<th>City of El Monte</th>
<th>Los Angeles County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hispanic</td>
<td>70.1%</td>
<td>69.1%</td>
<td>47.7%</td>
</tr>
</tbody>
</table>

**Educational Attainment (2017)**

<table>
<thead>
<tr>
<th></th>
<th>Study Area</th>
<th>City of El Monte</th>
<th>Los Angeles County</th>
</tr>
</thead>
<tbody>
<tr>
<td>No High School Diploma</td>
<td>37%</td>
<td>41%</td>
<td>22%</td>
</tr>
<tr>
<td>High School Graduate</td>
<td>32%</td>
<td>28%</td>
<td>21%</td>
</tr>
<tr>
<td>College</td>
<td>18%</td>
<td>19%</td>
<td>26%</td>
</tr>
<tr>
<td>Higher Education</td>
<td>13%</td>
<td>13%</td>
<td>32%</td>
</tr>
</tbody>
</table>

**DEMOGRAPHICS (2017)**

<table>
<thead>
<tr>
<th></th>
<th>Study Area</th>
<th>City of El Monte</th>
<th>Los Angeles County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>5,866</td>
<td>117,798</td>
<td>10,275,545</td>
</tr>
<tr>
<td>Pop. Density (Per Sq. Mile)</td>
<td>7,425</td>
<td>3,928</td>
<td>323</td>
</tr>
<tr>
<td>Annual Growth Rate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Historic (2010-2017)</td>
<td>1.15%</td>
<td>0.54%</td>
<td>0.65%</td>
</tr>
<tr>
<td>Projected (2017-2027)</td>
<td>0.85%</td>
<td>2.08%</td>
<td>0.74%</td>
</tr>
<tr>
<td>Total Households</td>
<td>1,604</td>
<td>28,684</td>
<td>3,362,080</td>
</tr>
<tr>
<td>Average HH Size</td>
<td>3.63</td>
<td>4.11</td>
<td>3.04</td>
</tr>
<tr>
<td>Annual Growth Rate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Historic (2010-2017)</td>
<td>0.99%</td>
<td>0.34%</td>
<td>0.52%</td>
</tr>
<tr>
<td>Projected (2017-2027)</td>
<td>0.85%</td>
<td>1.68%</td>
<td>0.63%</td>
</tr>
<tr>
<td>Median Age</td>
<td>34.3</td>
<td>31.7</td>
<td>35.6</td>
</tr>
<tr>
<td>0-17 years</td>
<td>29%</td>
<td>24%</td>
<td>23%</td>
</tr>
<tr>
<td>18-64 Years</td>
<td>59%</td>
<td>63%</td>
<td>65%</td>
</tr>
<tr>
<td>64 Years and Over</td>
<td>13%</td>
<td>12%</td>
<td>12%</td>
</tr>
<tr>
<td>Jobs per Household*</td>
<td>2.1</td>
<td>1.1</td>
<td>1.3</td>
</tr>
<tr>
<td>Unemployment Rate**</td>
<td>0.1%</td>
<td>5.6%</td>
<td>4.8%</td>
</tr>
<tr>
<td>Median Household Income</td>
<td>$42,951</td>
<td>$42,004</td>
<td>$59,613</td>
</tr>
</tbody>
</table>
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

<table>
<thead>
<tr>
<th>EMPLOYMENT (2015)</th>
<th>Study Area</th>
<th>City of El Monte</th>
<th>Los Angeles County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Worker Population</td>
<td>3,290</td>
<td>30,241</td>
<td>4,443,133</td>
</tr>
<tr>
<td>Job Density (per sq. mile)</td>
<td>4,165</td>
<td>3,134</td>
<td>935</td>
</tr>
<tr>
<td>Annual Growth Rate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Historic (2010-2015)</td>
<td>-6.6%</td>
<td>0.1%</td>
<td>1.5%</td>
</tr>
<tr>
<td>Projected (2017-2027)</td>
<td>0.2%</td>
<td>0.6%</td>
<td>0.5%</td>
</tr>
<tr>
<td>Average Earnings per Job*</td>
<td>$69,536</td>
<td>$65,680</td>
<td>$73,871</td>
</tr>
</tbody>
</table>

Top Three Industry Clusters

<table>
<thead>
<tr>
<th>Industry Cluster</th>
<th>Education &amp; Medical</th>
<th>Education &amp; Medical</th>
<th>Education &amp; Medical</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>48%</td>
<td>28.3%</td>
<td>23.5%</td>
</tr>
<tr>
<td>PD&amp;R</td>
<td>16.5%</td>
<td>23.3%</td>
<td>Knowledge-based 20.6%</td>
</tr>
<tr>
<td>Knowledge-based</td>
<td>13.7%</td>
<td>19.0%</td>
<td>PD&amp;R 17.6%</td>
</tr>
</tbody>
</table>

* Includes wages, salaries, supplements (additional employee benefits), and proprietor income. Approximated by zip code.
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)
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

Sidewalk Gap

Sidewalk

Source: Google Maps

El Monte Vision Plan
Walkshed and Connectivity

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

**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)

Source: Metro, Foothill Transit, El Monte Trolley
### Public Transportation

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

- 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
Traffic Volumes

EXISTING CONDITIONS INVENTORY

Source: City of El Monte General Plan EIR, 2011

El Monte Vision Plan
Vehicle - Bicycle / Pedestrian Collisions

Intersection for Study

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

Number of Crashes

- 1
- 2
- 3
- 4+

- Bicycle - Injury
- Pedestrian - Injury

Source: SWIRTS, 2006 - 2016
Pedestrian/Bicycle Access and Barriers

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

Source: Google Maps
Intersections of Interest

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

D  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

- Planned traffic signals?

- Street improvement projects since 2011?

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

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

**Section A - A’**

- Santa Anita reconfiguration project

**EXISTING CONDITIONS INVENTORY**

Source: Google Earth
Ramona Boulevard

Section A - A’

- Ramona Boulevard Complete Street project

Source: Google Earth
Valley Boulevard

Section A - A'

• Balance between truck route, transit, and bicycles?

• Potential dedications?

Source: Google Earth
Valley Mall

- Bicycle traffic

Source: Google Earth
Tyler Avenue

- Addition of bicycle lanes

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?
Open Space and Street Trees

EXISTING CONDITIONS INVENTORY

Open Space and Street Trees

Source: Google Maps
Existing Land Use

EXISTING CONDITIONS INVENTORY

Downtown Specific Plan Height Limits

- Potential to increase densities near Metrolink Station?
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

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: 1 132 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 HQTA Application, 2017
Recent and Planned Developments

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

El Monte Vision Plan
San Gabriel Valley Airport

- 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)?

**EXISTING CONDITIONS INVENTORY**

- Potential Infill Development Site
- Potential Areas of Planning Focus

**Source:** Google Maps
Figure - Ground Diagram

Create urban edge:
• Tyler
• Ramona
• Valley

Source: LA County GIS Data: County-wide Building Outlines - 2014
Architecture and Photo 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

Metrolink Route and Station
El Monte Bus Station
1/2 mile area
Rail Bridge/Viaduct
HQTA Study Area
Potential Walking Routes

El Monte Vision Plan