

Gateway District

SPECIFIC PLAN



Draft Goals & Policies:

The Goals and Policies provide a framework for the development of the Specific Plan area. They will serve as guidelines for decision-making and provide direction for future activities. The Goals and Policies were derived from input received from the community and stakeholders during the community engagement process, and in collaboration with SCAG, Eco-Rapid Transit Authority, and City staff during the planning process. The five major goals identified for the Gateway District are as follows:



Goal: Encourage transit-oriented development

1. Support transition of existing properties and businesses to pedestrian-oriented Transit Village zone transit-supportive uses.
2. Promote transit-oriented commercial uses and active building frontages to create activity around the transit station and an 'eyes-on-the-street' approach (front-doors and windows facing public spaces promoting pedestrian activity and high visibility) to public safety.
3. Implement mixed-use development (horizontal and/or vertical) consistent with the Transit Village zone to promote commercial, housing, and parking uses proximate to the future transit station.
4. Support a building-integrated transit station, if feasible, to enhance access, provide community amenities, and improve safety.
5. Incentivize lot consolidation, where appropriate, to facilitate development of cohesive, high quality projects in the Gateway District.
6. Facilitate walkability, pedestrian-and transit-oriented development, and high quality design, for all site improvements and infill development by implementing the standards and guidelines of the Zoning Code.



Goal: Enhance placemaking and improve quality of life in the City with open space and public realm improvements.

1. Establish a public space linking the future transit station to bus stops along Firestone Boulevard and Atlantic Avenue; this may include public plaza(s), transit plaza(s), pedestrian connections, or other similar public/semi-public spaces.
2. Require new development to provide public-asset open space consistent with Zoning Code section 11.23.050.
3. Enhance the existing and future public realm with street furniture, bicycle facilities, and pedestrian access to the transit station and Gateway District development.
4. Support establishment of outdoor retail activity, such as sidewalk-cafes, farmers markets, and programmed events, to activate the Gateway District.





Goal: Promote walking, biking, and transit use, while reducing vehicle miles traveled

1. Provide a network of multi-modal streets and pedestrian/bicycle linkages to facilitate connectivity throughout the Specific Plan area and to adjacent areas.
 - a. Create a pedestrian and bicycle friendly environment, implementing the goals of the Draft Bicycle Transportation Plan (2012), with clear and direct multi-modal pathways throughout the Specific Plan area.
 - b. Maximize pedestrian connections to the Firestone/Atlantic intersection and north to the Cudahy City limit.
2. Establish clear vehicular access to the Transit Station from Firestone Boulevard and Atlantic Avenue.
 - a. Improve the existing intersection of Firestone Boulevard and Firestone Place to enable access to the Transit Station and adjacent industrial uses.
 - b. Establish a new site entry from Firestone Boulevard to facilitate multi-modal access.
 - c. Establish a primary site access from Atlantic Avenue between the existing rail road ROWs.
3. Coordinate with Metro to establish transit-proximate bus pull-outs along Firestone Boulevard and Atlantic Avenue.
4. Coordinate with Southern Pacific Railroad to implement a multi-modal street crossing of the railroad ROW aligned with Wilcox Avenue.
5. Coordinate with Metro to implement Orange Line transit station improvements.



Goal: Support establishment of the transit station through economic vitality and public safety improvements.

1. Support public-private partnerships, where feasible, to share responsibility for implementing this Specific Plan and achieving its goals.
2. Efficiently manage parking through park-once and shared parking to accommodate transit ridership and on-site businesses and residents.
3. Provide appropriate lighting and site safety equipment to establish a secure setting during and after transit service hours.
4. Promote establishment of a public safety patrol within the Specific Plan area to promote security for all patrons and businesses.

