Today's Agenda

1) Project Purpose

2) What We’ve Heard From You

3) Draft Goals & Policies >> Community Feedback!!

4) Previous Concepts

5) Draft Framework Plan Concepts >> Community Feedback!!

6) Station Area & Public Realm Design >> Community Feedback!!
Project Purpose
The Gateway District Specific Plan allows us the opportunity to reinvent, revitalize, and reenergize the Gateway District and the surrounding area, by setting the standard for:

- A **mixed-use and transit-oriented** center that contributes to a sustainable environment.
- Development guidelines for a **sustainable community lifestyle**.
- A **pedestrian and bicycle friendly** environment.
- Incorporation of cultural, public and **green spaces** for outdoor activities.
- Land uses that are neighborhood serving and **family oriented**.
- A plan that **respects the character** and needs of the City.
What We’ve Heard From You
Comments from Event #1

Community meeting #1 was held on January 27th from 5:30pm to 7:30pm at the South Gate Park Senior Center. The community provided written, verbal, and activity based feedback. Big ideas and themes from community:

- Strongly support plaza/gathering space as the most needed amenity in the area
- Need for increased safety to deter possible loitering and vandalism at a station and in the general area
- Desire for mixed-use residential, restaurants, and retail space
- Proposed improved street lighting
- Suggested a bike path to encourage walking and regional accessibility to station.
- Concerned about eminent domain and viability of existing businesses.
- Concerned about traffic congestion
Comments from Event #1

- Bike paths desired to encourage walking & biking
- Desired site entry
- Cross walk needed
- Parking and increased security is needed
- Existing Azalea Plaza is heavily used for events
- Difficult & congested intersection - high volume truck route
- Consider impacts on narrow Industrial Flex roads
- Consider pedestrian access physical/visual link to Azalea Plaza
- City Property 0.31 Ac.
- Mason Street used as bypass road - heavily traveled
- Bus stop needed
- Access Choke Point on-site & off-site considerations
- Area perceived as high crime/loitering
General Plan Direction

South Gate General Plan 2035 envisioned the Gateway District to, “be transformed from an industrial area into a retail, entertainment and transit-oriented mixed use District that serves as a visual gateway to South Gate.”

- **Sub District 2** was designated as ‘Transit Village’ to include new residential and/or office uses, and to become a major destination of the city and be designed to support a high-level of pedestrian activity.

- **Property owners and the public** were invited to participate in the General Plan update and notified of all land use modifications.
**Gateway District Draft Goals**

**Goals & Policies** serve as guidelines for decision-making and provide direction for future activities. Each goal has several policies to support the goal. See available handouts to review and comment on all Draft Goals & Policies.

- **Goal 1:** Encourage transit-oriented development.

- **Goal 2:** Promote walking, biking, and transit use, while reducing vehicle miles traveled.

- **Goal 3:** Enhance placemaking and improve quality of life in the City with open space and public realm improvements.

- **Goal 4:** Support establishment of the transit station through economic vitality and public safety improvements.

**We need Community Feedback!!**

See handout to review and comment on Goals & Policies.
Gateway District Draft Land Use

The right land uses support good placemaking and an improved public realm around the transit station. The majority of the GDSP area is zoned for ‘Transit Village’ allowing a range of businesses, high density residential, and office uses.

Findings of the economic study:

- Will support 200–500 residential units
- Opportunity for office and industrial flex space
- Need for business and transit parking

Land uses will:

- Incorporate pedestrian-oriented uses fronting streets and transit plaza
- Be consistent with existing TV/IF/UN zoning
Gateway District Land Use

Buildings can range from 3 to 7 stories high. They should address the street and allow for “special places” like plazas and other open spaces.
4

Previous Concepts
Firestone & Atlantic Station Area Plan

- A SCAG/City of South Gate project
- Heavy residential focus along Firestone & Atlantic
- Does not address full site
- Was conducted prior to OLDA Station Area Planning.

3-story office and townhomes with parking structure

Station located along Atlantic

3-story multifamily residential along Firestone & Atlantic

Image from Firestone & Atlantic Station Station Area Plan report.
Pacific Electric Corridor/West Santa Ana Branch: Station Area Design Concepts

- PEC/Eco-Rapid Transit/SCAG effort to locate and define station areas
- Concept refined previous Firestone & Atlantic Plan
- Elevates station and relocates platform to a more central location on the site
- Introduces strong diagonal pedestrian connection to major intersection and Cudahy

Note: Concept Plan shown at the right is the basis for the Framework Plan concepts that follow.
Draft Framework
Plan Concepts
Proposed Framework Plan – Option 1

- Central open space spine connects Firestone & Atlantic to the transit station and City of Cudahy
- Street alignment accommodates larger parcels, some uses can stay in place and potentially transition
- Connects Azalea Drive to Lotta
- Regulates retail and active uses fronting main streets, transit and plazas; with greater flexibility at other locations
- Range of open spaces:
  - Gateway plaza at intersection
  - Pedestrian-sized ±1 acre transit plaza
  - Central green/plaza
Option 1 Transit Plaza

Santana Row Linear Plaza, San Jose, CA

Linear plaza creates gathering space

Gateway District Project Boundary
Proposed Framework Plan – Option 2

- Similar to Option 1, modifying:
  - Large ±2 acre transit plaza
  - Smaller (100’ deep) development parcels at intersection of Firestone & Atlantic
  - Street alignment allow some uses to stay in place and potentially transition
  - Less opportunity for retail frontage along southern plaza.
Option 2 Transit Plaza

A place for community gatherings.

A place for public art.

A place for outdoor dining.
Framework Options - Feedback!

Comment Card

Name: _____________________________
Address: ___________________________
Phone No.: _________________________
E-mail: _____________________________

As the City further evaluates the station area design, it would be helpful to have your input. Please check all that apply:

1. How will you arrive to the station? Are you most likely to:
   - [ ] Ride the bus
   - [ ] Drive your own vehicle

2. What a
   - [ ]

3. Why
   - [ ] Employment
   - [ ] Other

4. What types of businesses would you like to see along Firestone Boulevard?
   - [ ] Restaurants
   - [ ] Movie theater
   - [ ] Markets
   - [ ] Boutiques
   - [ ] Bar or Brewery
   - [ ] Other

5. What kind of open space is needed in the area?
   - [ ] Plaza
   - [ ] Children’s Play Area
   - [ ] Gathering Space
   - [ ] Amphitheater
   - [ ] Water feature
   - [ ] Other

6. What kind of activities or events would you like to see in the open space?
   - [ ] Farmers market
   - [ ] Kids activities
   - [ ] Holiday gatherings
   - [ ] Outdoor dining
   - [ ] Live music
   - [ ] Other

7. What improvements would encourage you to walk or bicycle to the station and TOD?
   - [ ] Wider streets
   - [ ] More lighting
   - [ ] Increased security
   - [ ] Other

Please use the following space to provide additional information:

_____________________________________________________

Comment cards may be mailed to:
Jerry C. Guevara, Assistant Planner, City of South Gate, Community Development Department
8850 California Avenue, South Gate, CA 90280, jguevara@negate.org

Please fill out the Framework question and choose a preference on the Questionnaire!
Station Area & Public Realm Design
Planning for Light Rail Transit (LRT)

- Elevated station platform based on initial existing traffic analysis
- Incorporates pedestrian, bicyclist, and vehicular access to station
- Will connect to the rest of the Los Angeles Metro rail system; estimated 2027 or later opening
- Station Area Options will be provided as recommendations; the transit authority has final say in the design and location of the station.

Option 1 - Plaza Frontage Station Area

Option 2 - Building Integrated Station Area

Note: Conceptual platform design for discussion only; actual design/configuration/location not yet determined.
Example LRT Station Area – Option 1

- Station accessed from plaza, buildings with active uses face plaza
- Looks and functions similar to existing LA elevated platforms
- Allows incremental development

Option 1 - Plaza Frontage Station Area

Note: Conceptual platform design for discussion only; actual design/configuration/location not yet determined.
Example LRT Station Area– Option 1

Stand alone platform with linear plaza spaces, Fruitvale, CA

Example elevated transit line, Los Angeles, CA.

Example elevated transit line.

Example elevated center load transit platform, Los Angeles, CA.
Example LRT Station Area – Option 2

- Elevated station platform
- Access to platform from plaza, integrated with mixed-use building
- Would be viewed as a large building
- Activates the station area with retail and business activity

Option 2 - Building Integrated Station Area

Note: Conceptual platform design for discussion only; actual design/configuration/location not yet determined.
Example LRT Station Area – Option 2

Building-integrated station with plaza; Hackescher Markt, Germany

Examples of building-integrated stations
Central Green/Plaza

Proposed Central Green/Plaza Section

Office or Residential Above
Active Ground Floor Uses
One-Way Couplet Road
Central Green/Plaza
One-Way Couplet Road
Office or Residential Above
Active Ground Floor Uses

142' ROW
178' Proposed Building to Building Width

14' Sharrow
20' Public Realm
6' 14'

Upper Story Steps Back (both sides)
0' to 10' Build To Line

CITY OF SOUTH GATE
Gateway District SPECIFIC PLAN
MAY 4 2016 | page 28
Central Green/Plaza

Using the central spine and adjacent street for farmer’s markets.

Active uses facing street activate pedestrian experience.

Pedestrian-oriented active building frontage.

Plaza space framed by mixed-use buildings.
Streetscapes – Atlantic Ave.

Proposed Atlantic Avenue Section

Azalea Shopping Center
Azalea Retail

Gateway District

Office or Residential Above
Active Ground Floor Uses

Upper Story Steps Back
0’ to 10’ Build To Line

8’ Public Realm
Buss Pull Out
13’ 13’ 12’ 10’ 10’ 10’

126’ Existing ROW
138’ Proposed Building to Building Width

12’ Public Realm
18’
Proposed Firestone Boulevard Section

- **Upper Story Steps Back (both sides)**
- **3 to 5 Stories Up to 6 to 7 Stories with Density Bonus**
- **0’ to 10’ Build To Line**
- **Expanded Lane for Better Truck Access/ Turn Movements**

**South of Firestone Gateway District**
- **100’ Existing ROW**
- **120’ Proposed Building to Building Width**

**North of Firestone Gateway District**
We Want Your Feedback!

Please fill out the Questionnaire to help shape the Gateway District Specific Plan!
# Specific Plan Schedule

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<th>Date Range</th>
<th>Event Description</th>
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<tr>
<td>October-15</td>
<td>Project Kick-Off and Site Visit with City Staff</td>
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<tr>
<td>November 2015 - January 2016</td>
<td>Conduct Infrastructure Baseline Studies and Analyses</td>
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<tr>
<td>November 2015 - January 2016</td>
<td>Conduct TOD Best Practices Study</td>
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<td>January-16</td>
<td>Steering Committee #1: Project Introduction, Goals, and Vision</td>
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<tr>
<td>January-16</td>
<td>Community Workshop #1: Project Introduction, Goals, and Vision</td>
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<tr>
<td>January - February 2016</td>
<td>Conduct Stakeholder Interviews</td>
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<tr>
<td>January - March 2016</td>
<td>Preliminary Land Use/ Framework Plan</td>
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<td>February - March 2016</td>
<td>Conduct Economic Studies (in Conjunction with Preliminary Planning)</td>
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<td>Spring/ Summer 2016</td>
<td>Steering Committee #2: Review Framework Plan</td>
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<tr>
<td>Spring/ Summer 2016</td>
<td>Community Workshop #2: Review Framework Plan</td>
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<td>June 2016</td>
<td>Planning Commission Workshop</td>
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<td>City Council Workshop</td>
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<td>Summer 2016</td>
<td>Refine Framework Plan</td>
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<td>Summer 2016</td>
<td>Prepare Administrative Draft Specific Plan</td>
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<td>Summer 2016</td>
<td>City Review Administrative Draft Specific Plan</td>
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<td>Prepare Public Review Draft Specific Plan</td>
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<td>Prepare Public Hearing Draft Specific Plan</td>
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<td>Public Hearings</td>
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<td>Winter 2016</td>
<td>Preparation of Final Specific Plan</td>
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Contact Information

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