



CITY OF SOUTH GATE

Gateway District

SPECIFIC PLAN

Community Open House #2
City Hall Council Chambers
May 4, 2016



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!!



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Project Purpose



Gateway District Specific Plan 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.



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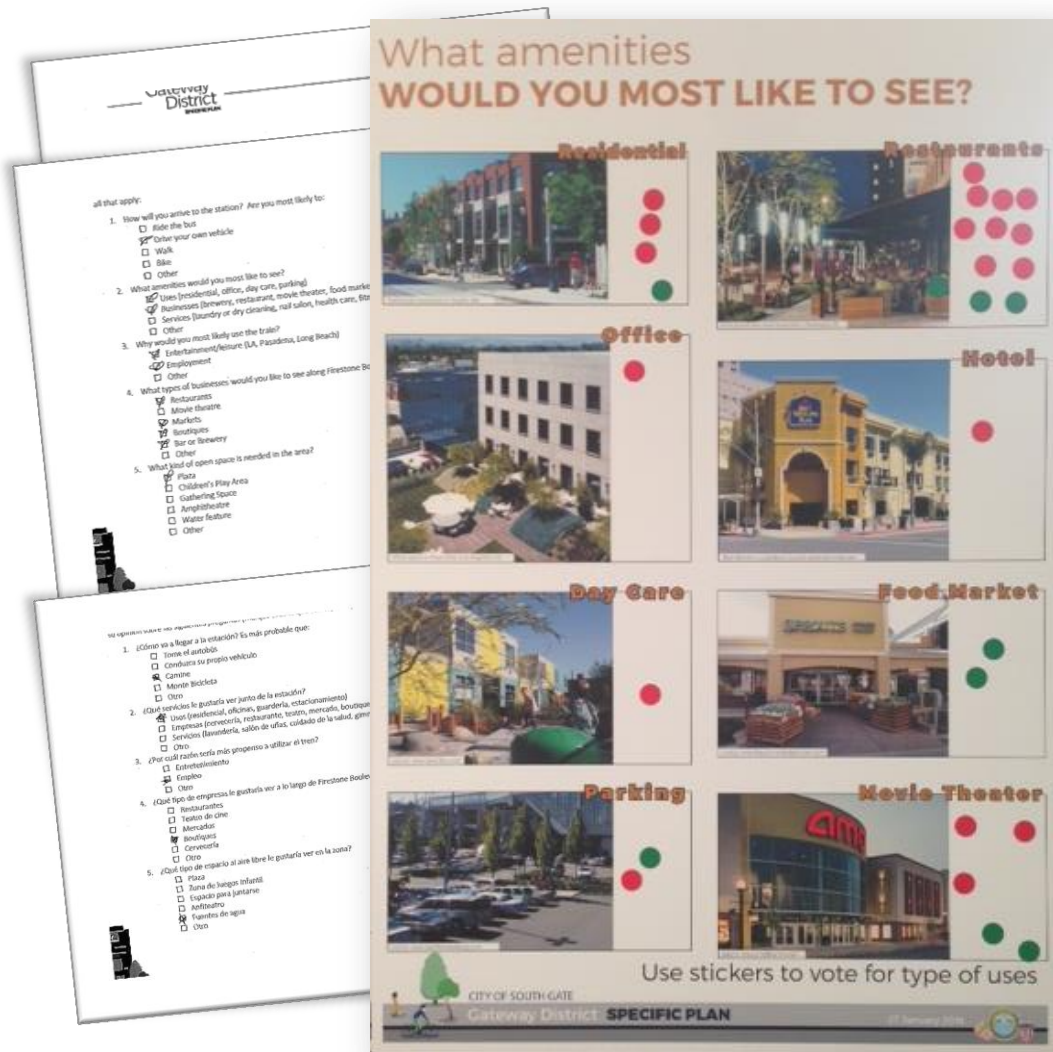
What We've Heard From You



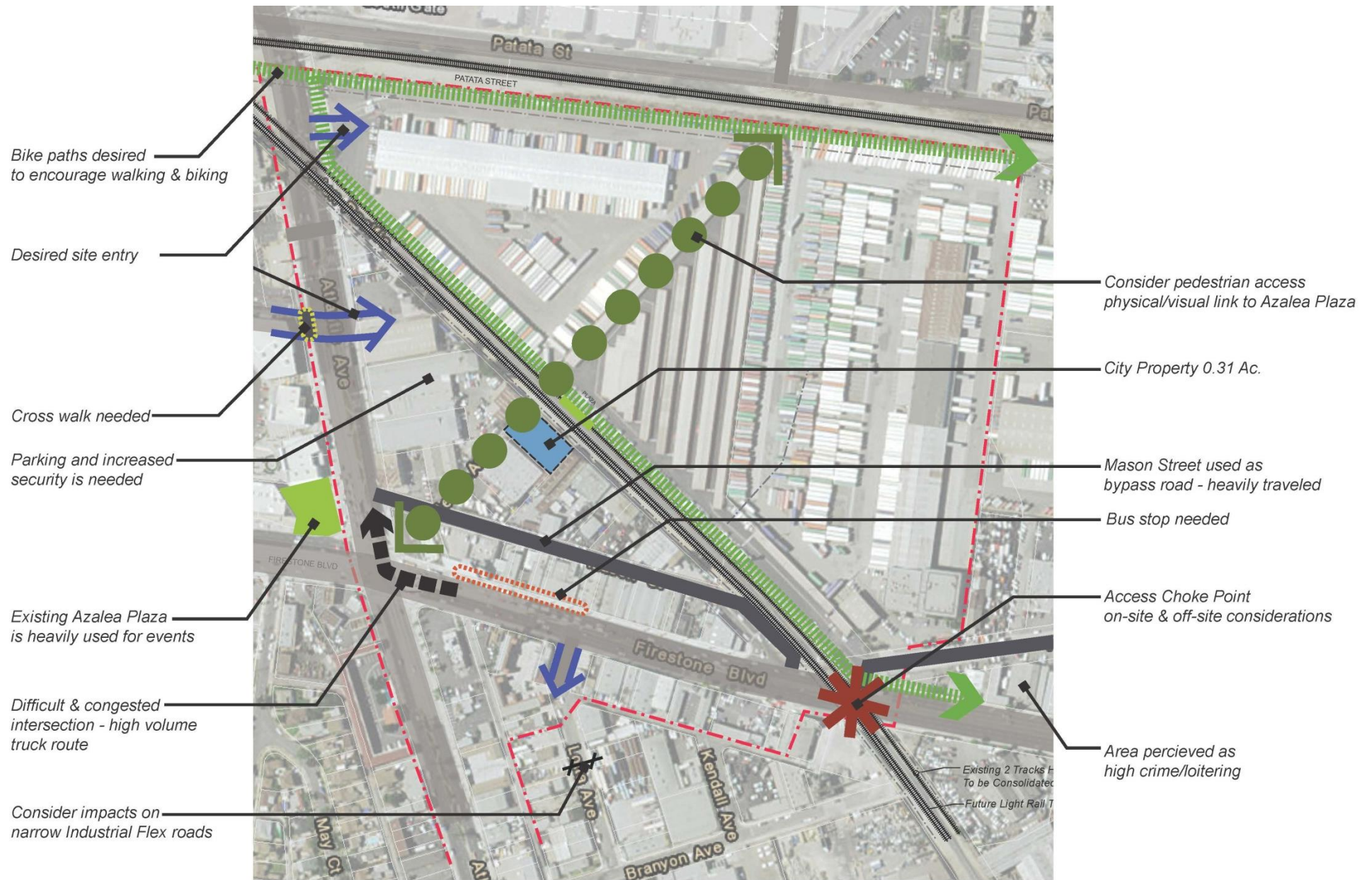
Comments from Event #1

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



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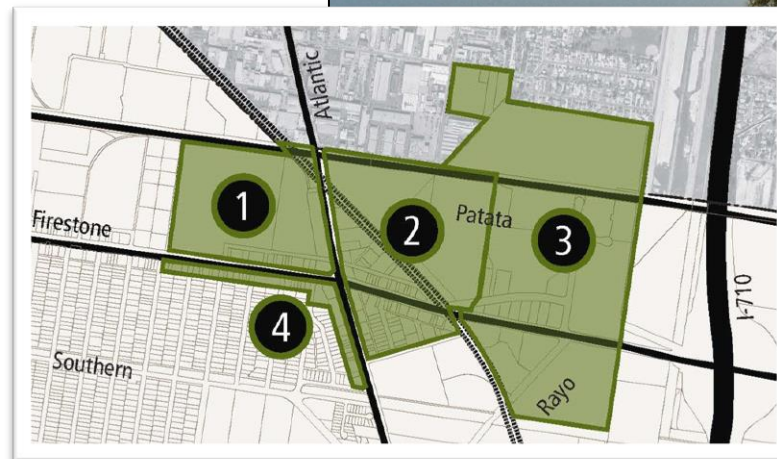
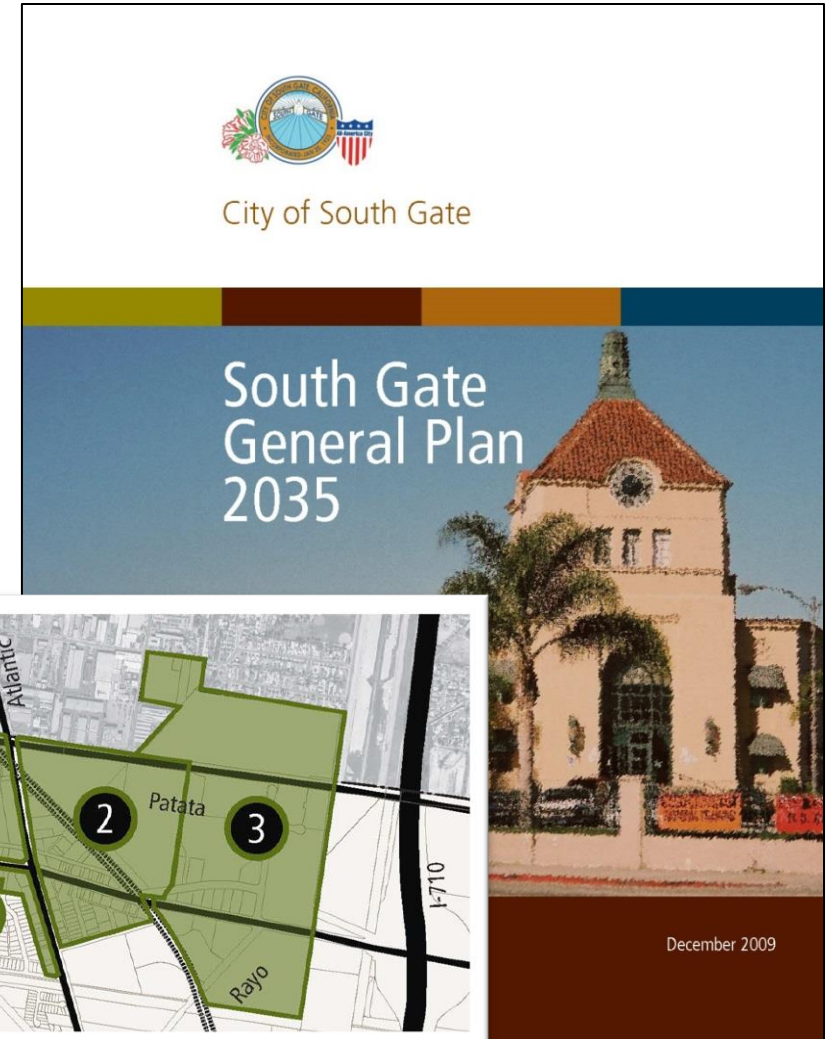
DRAFT
Gateway District
Goals & Policies



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.



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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.



Provide a pedestrian and bike connection to Cudahy residents.

Central "paseo" and central park connects pedestrians throughout new development.

"Park & Ride" parking structure.

Retail tucked underneath rail line.
Prominent transit plaza.

Auto and bus drop-off zone.

Active ground floor retail with office above fronting Firestone.

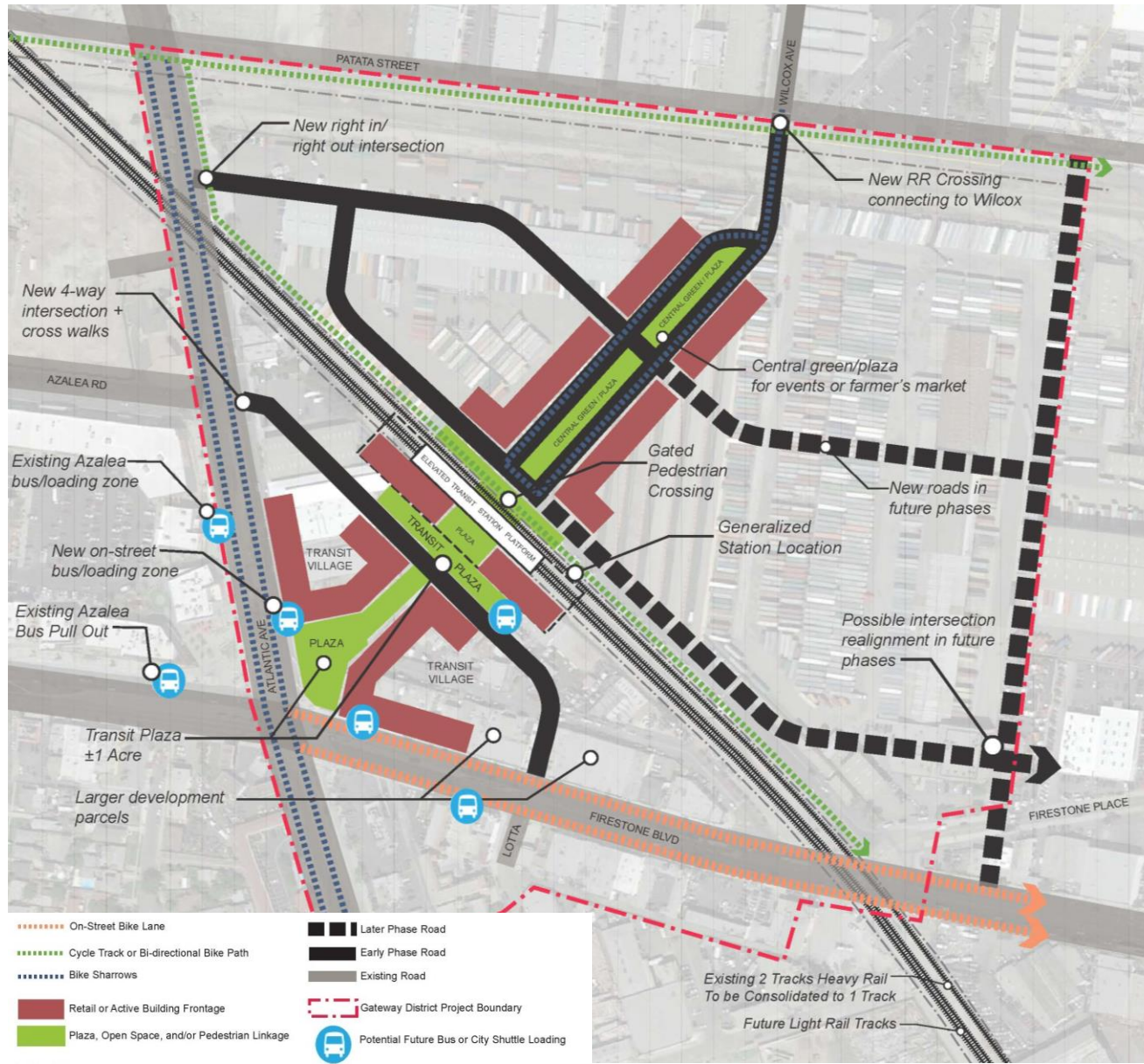
Alternative A (preferred) from Pacific Electric Corridor/West Santa Ana Branch: Station Area Design Concepts.

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Draft Framework Plan Concepts

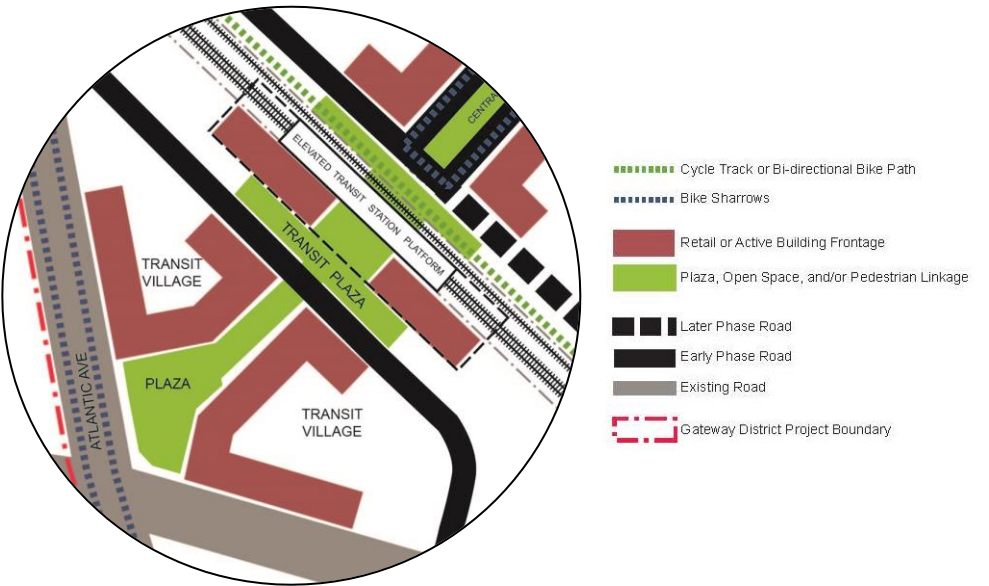


Proposed Framework Plan – Option 1

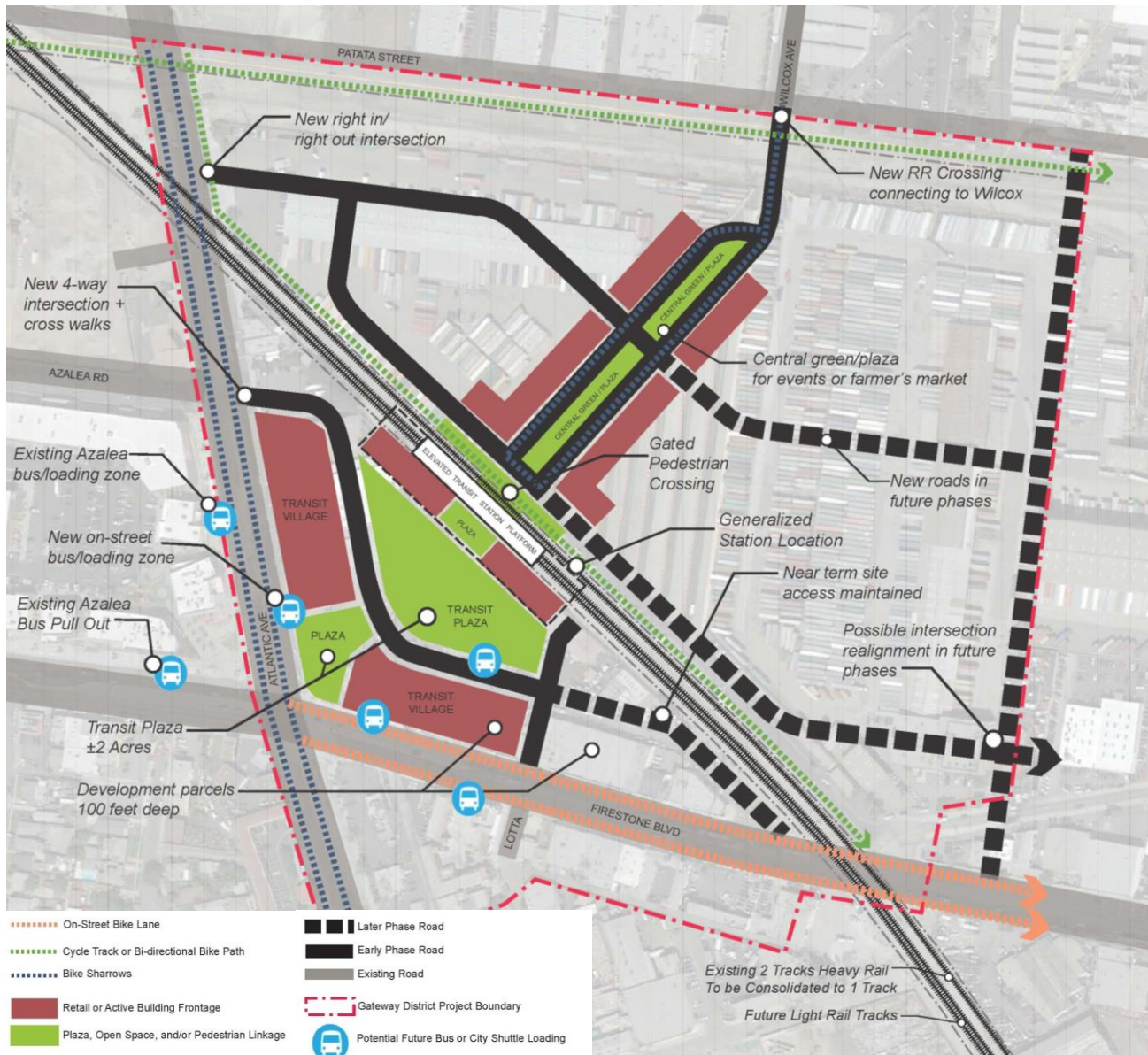


- Central open space spine connects Firestone & Atlantic to the transit station and City of Cudahy
- Street alignment accommodates larger parcels, some uses can stay in place and potentially transition
- Connects Azalea Drive to Lotta
- Regulates retail and active uses fronting main streets, transit 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



Proposed Framework Plan – Option 2



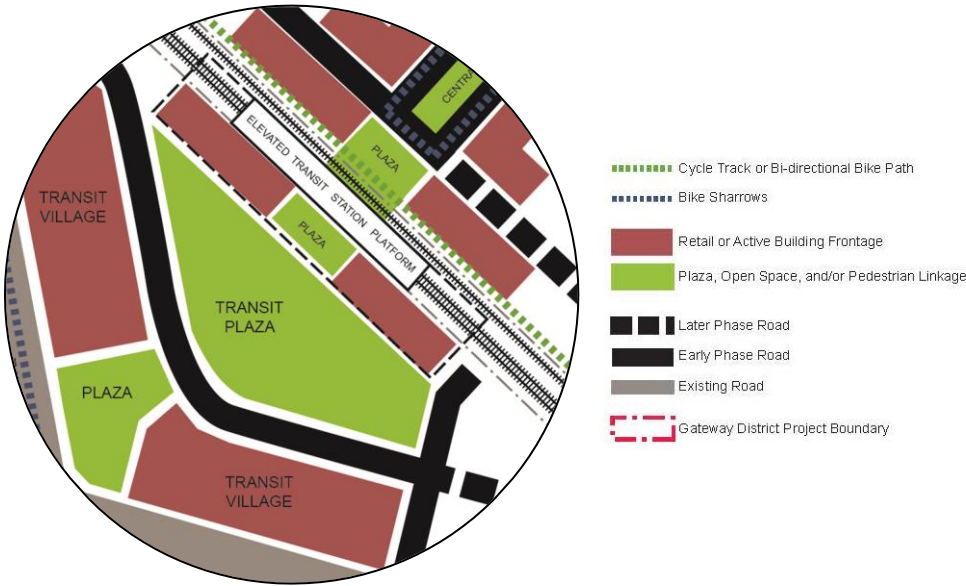
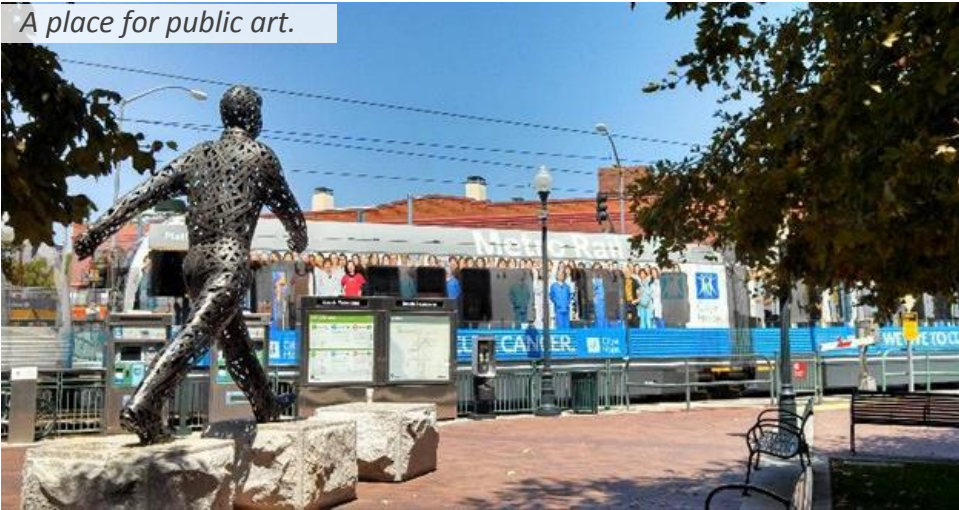
- Similar to Option 1, modifying:
 - Large ± 2 acre transit plaza
 - Smaller (100' deep) development parcels at intersection of Firestone & Atlantic
 - Street alignment allow some uses to stay in place and potentially transition
 - Less opportunity for retail frontage along southern plaza.

Option 2 Transit Plaza

A place for community gatherings.



A place for public art.




A place for outdoor dining.



Framework Options - Feedback!

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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 w
 - ☐
 - ☐ Employment
 - ☐ Other
4. What types of businesses would you like to see along Firestone Boulevard?
 - ☐ Restaurants
 - ☐ Movie theatre
 - ☐ Markets
 - ☐ Boutiques
 - ☐ Bar or Brewery
 - ☐ Other
5. What kind of open space is needed in the area?
 - ☐ Plaza
 - ☐ Children's Play Area
 - ☐ Gathering Space
 - ☐ Amphitheatre
 - ☐ Water feature
 - ☐ Other



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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
8650 California Avenue, South Gate, CA 90280, jguevara@sogate.org



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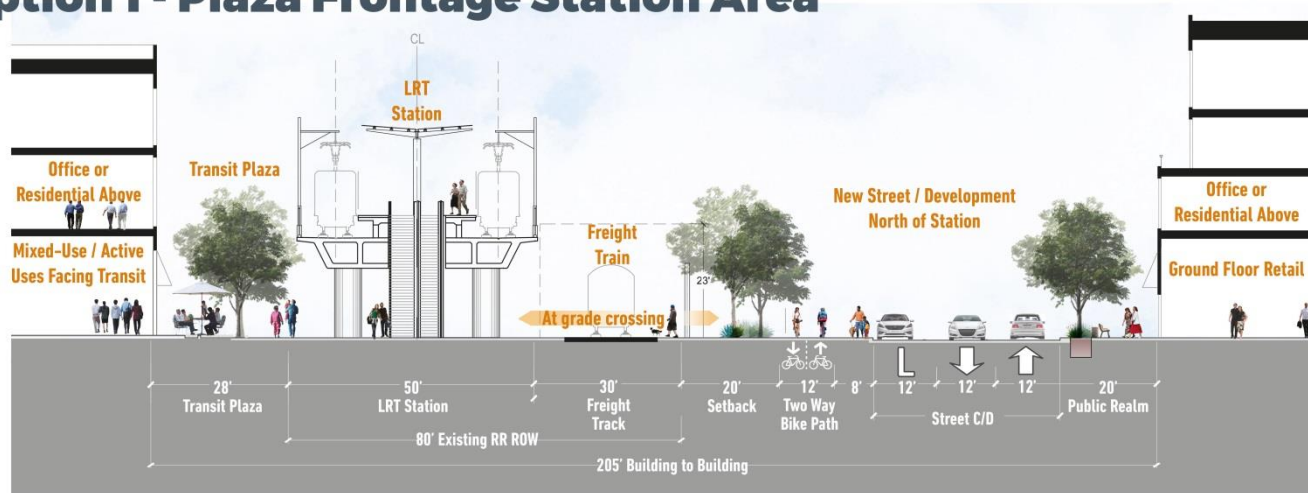
Station Area & Public Realm Design



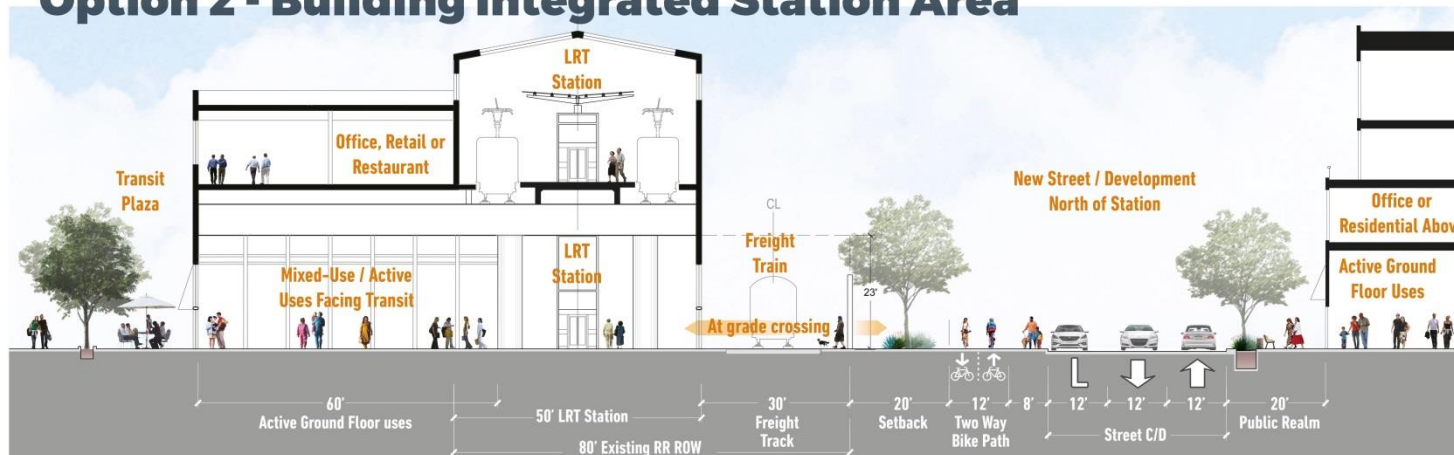
Planning for Light Rail Transit (LRT)

- 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

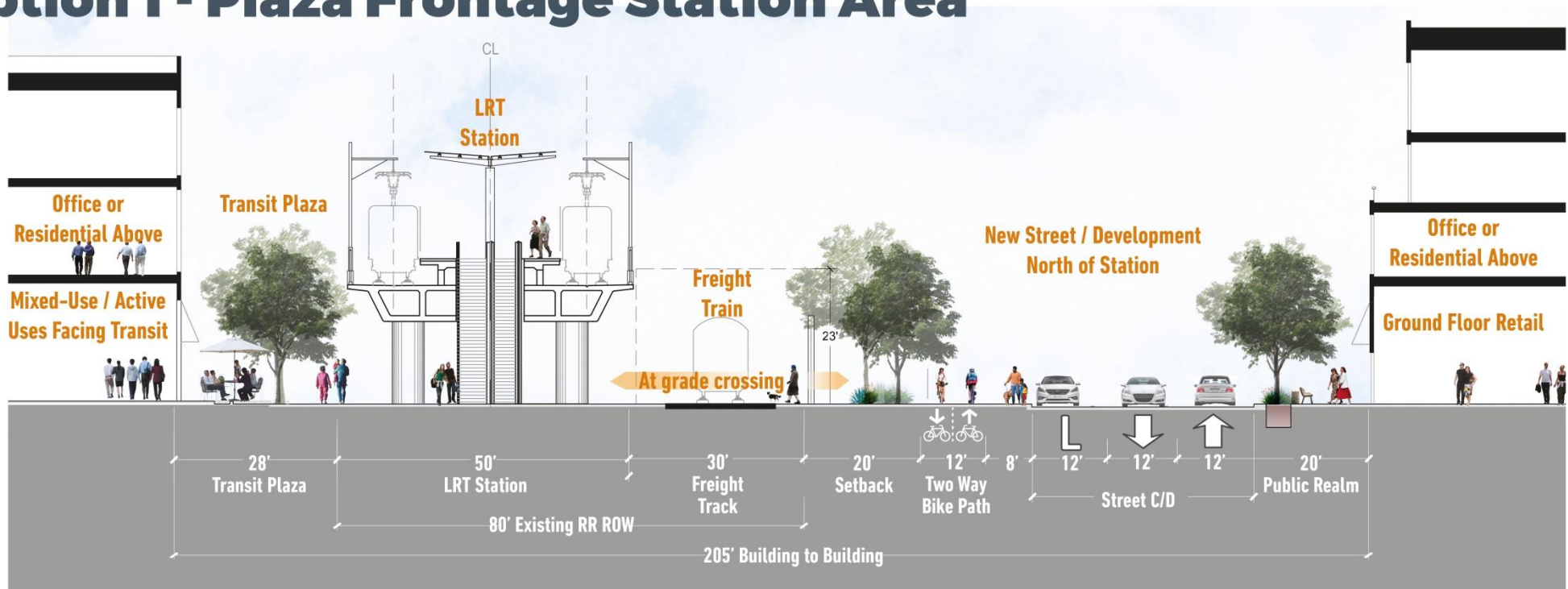


Note: Conceptual platform design for discussion only; actual design/configuration/location not yet determined.

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.

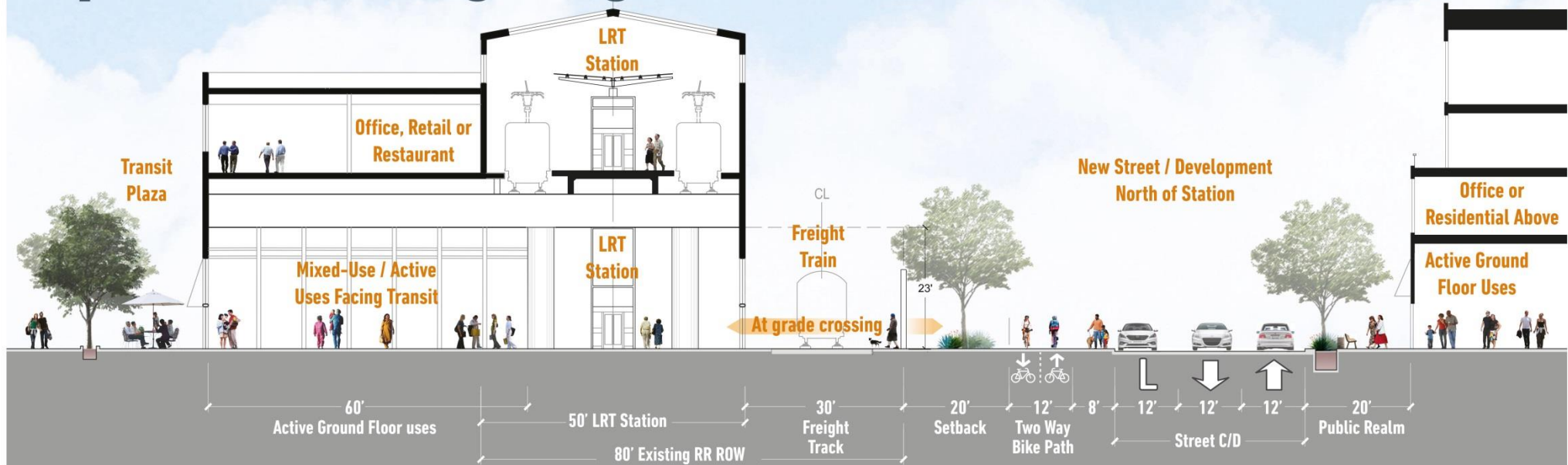
Example LRT Station Area- Option 1



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

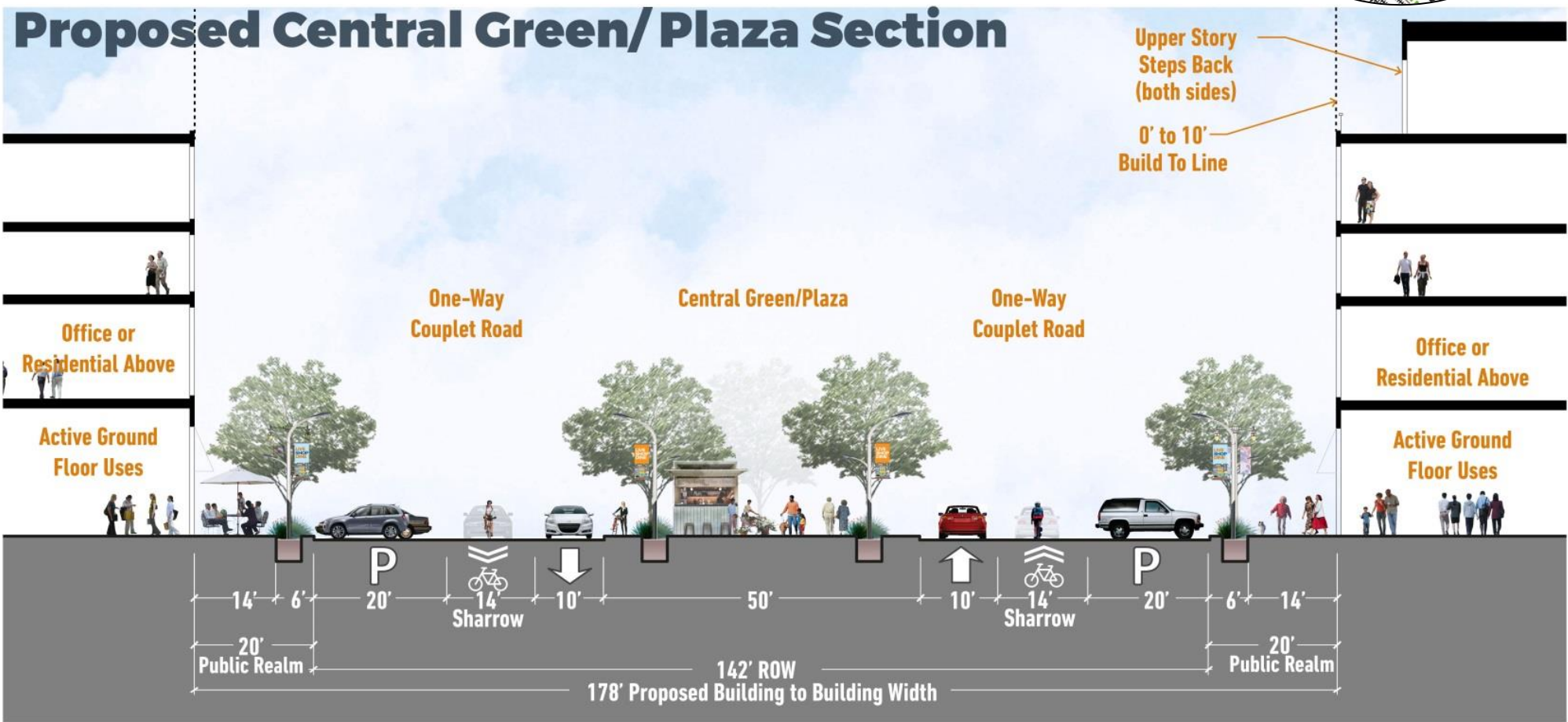
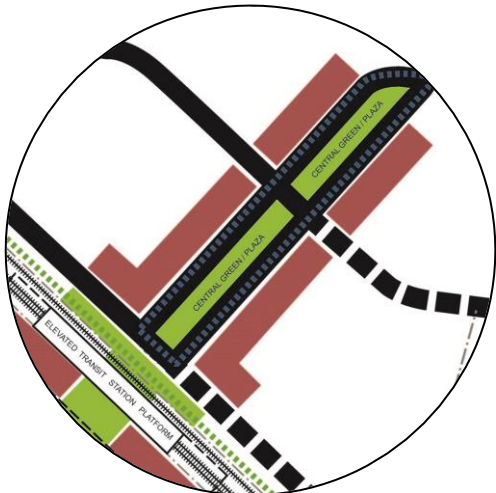


Note: Conceptual platform design for discussion only; actual design/configuration/location not yet determined.

Example LRT Station Area- Option 2



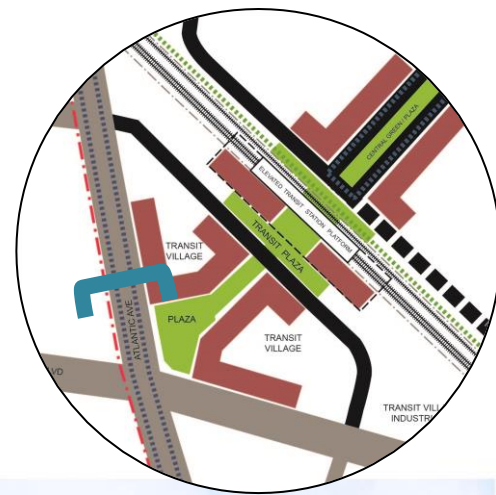
Central Green/Plaza



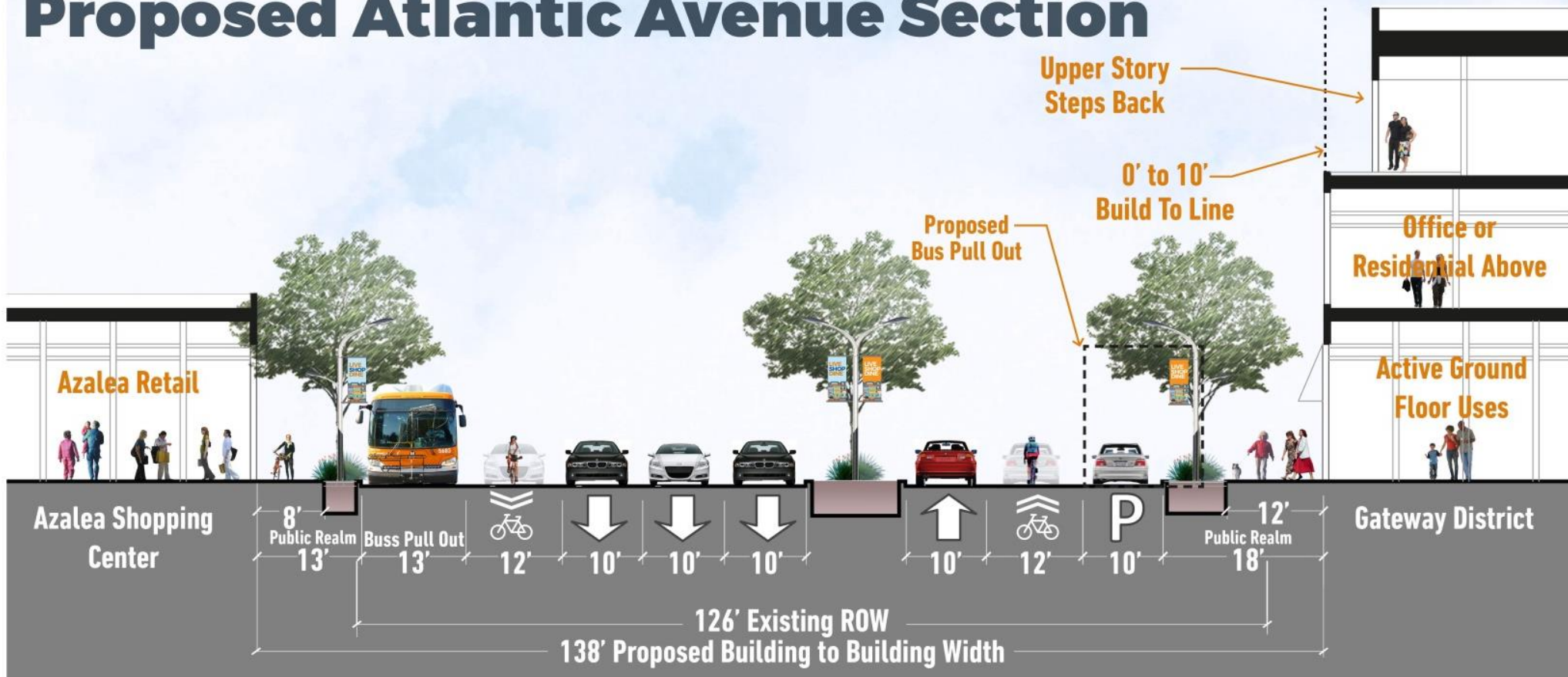
Central Green/Plaza



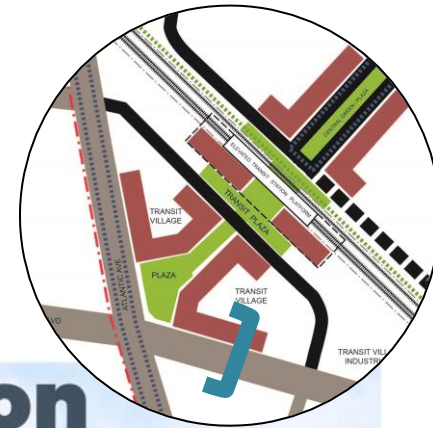
Streetscapes – Atlantic Ave.



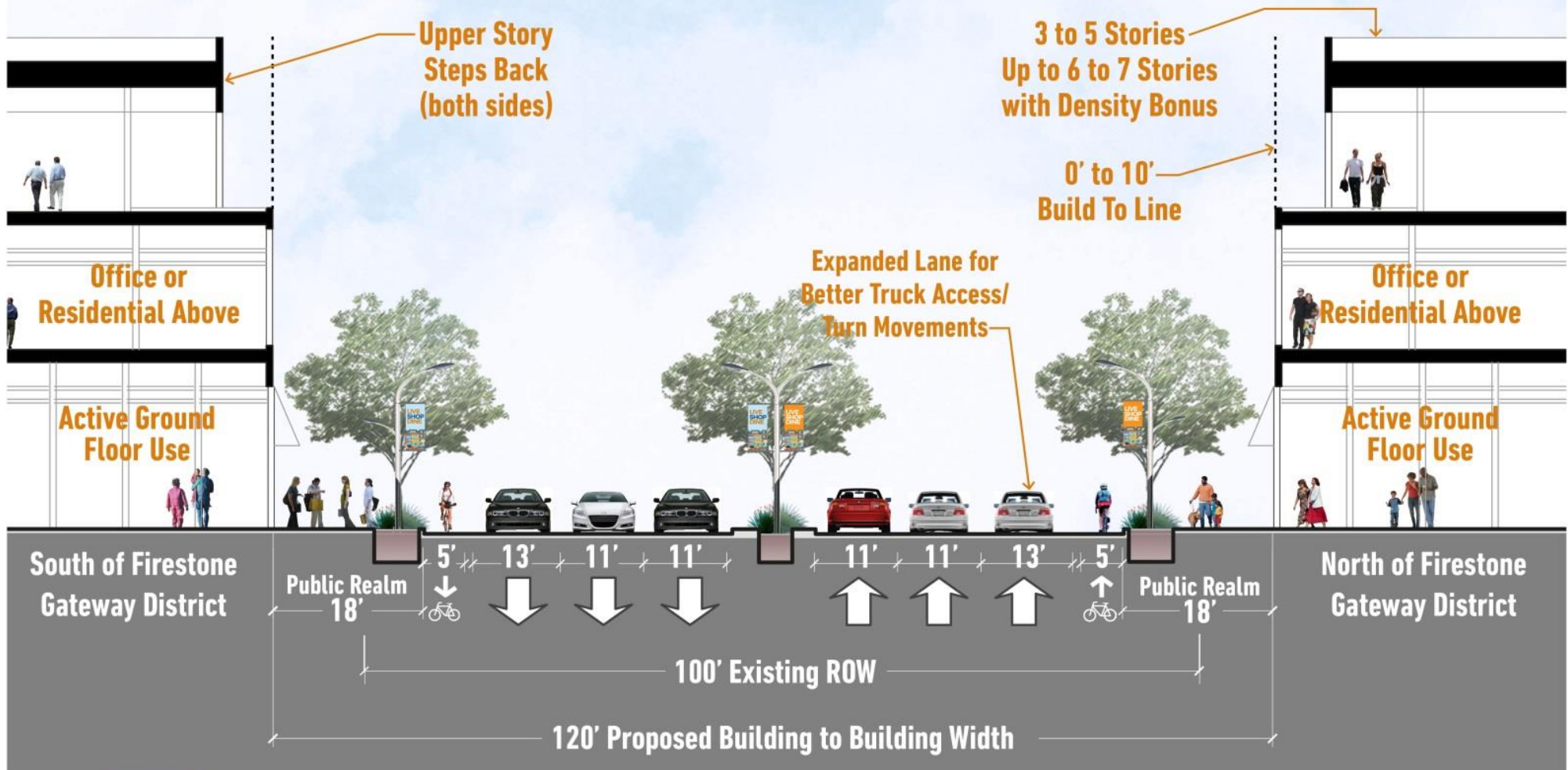
Proposed Atlantic Avenue Section



Streetscapes – Firestone Blvd.



Proposed Firestone Boulevard Section



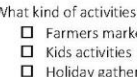

We Want Your Feedback!

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6. What kind of activities or events would you like to see in the open space?

- ☐ Farmers market
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- ☐ Holiday gatherings
- ☐ Outdoor dining
- ☐ Live music
- ☐ Other

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- ☐ More lighting
- ☐ Increased security
- ☐ Other

Please use the following space to provide additional information.

Questionnaire to help District Specific Plan!

Comment cards may be mailed to:

Jerry C. Guevara, Assistant Planner, City of South Gate, Community Development Department
 8650 California Avenue, South Gate, CA 90280, jguevara@sogate.org



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



Specific Plan Schedule

October-15	Project Kick-Off and Site Visit with City Staff
November 2015 - January 2016	Conduct Infrastructure Baseline Studies and Analyses
November 2015 - January 2016	Conduct TOD Best Practices Study
January-16	Steering Committee #1: Project Introduction, Goals, and Vision
January-16	Community Workshop #1: Project Introduction, Goals, and Vision
January - February 2016	Conduct Stakeholder Interviews
January - March 2016	Preliminary Land Use/ Framework Plan
February - March 2016	Conduct Economic Studies (in Conjunction with Preliminary Planning)
Spring/ Summer 2016	Steering Committee #2: Review Framework Plan
Spring/ Summer 2016	Community Workshop #2: Review Framework Plan
June 2016	Planning Commission Workshop
June 2016	City Council Workshop
Summer 2016	Refine Framework Plan
Summer 2016	Prepare Administrative Draft Specific Plan
Summer 2016	City Review Administrative Draft Specific Plan
Fall 2016	Prepare Public Review Draft Specific Plan
Fall 2016	Steering Committee #3: Public Review Draft Specific Plan
Fall 2016	Community Workshop #3: Public Review Draft Specific Plan
Winter 2016	Prepare Public Hearing Draft Specific Plan
Winter 2016	Public Hearings
Winter 2016	Preparation of Final Specific Plan

*We are
here* →

Contact Information



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8650 California Avenue
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jguevara@sogate.org



(323) 563-9514



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