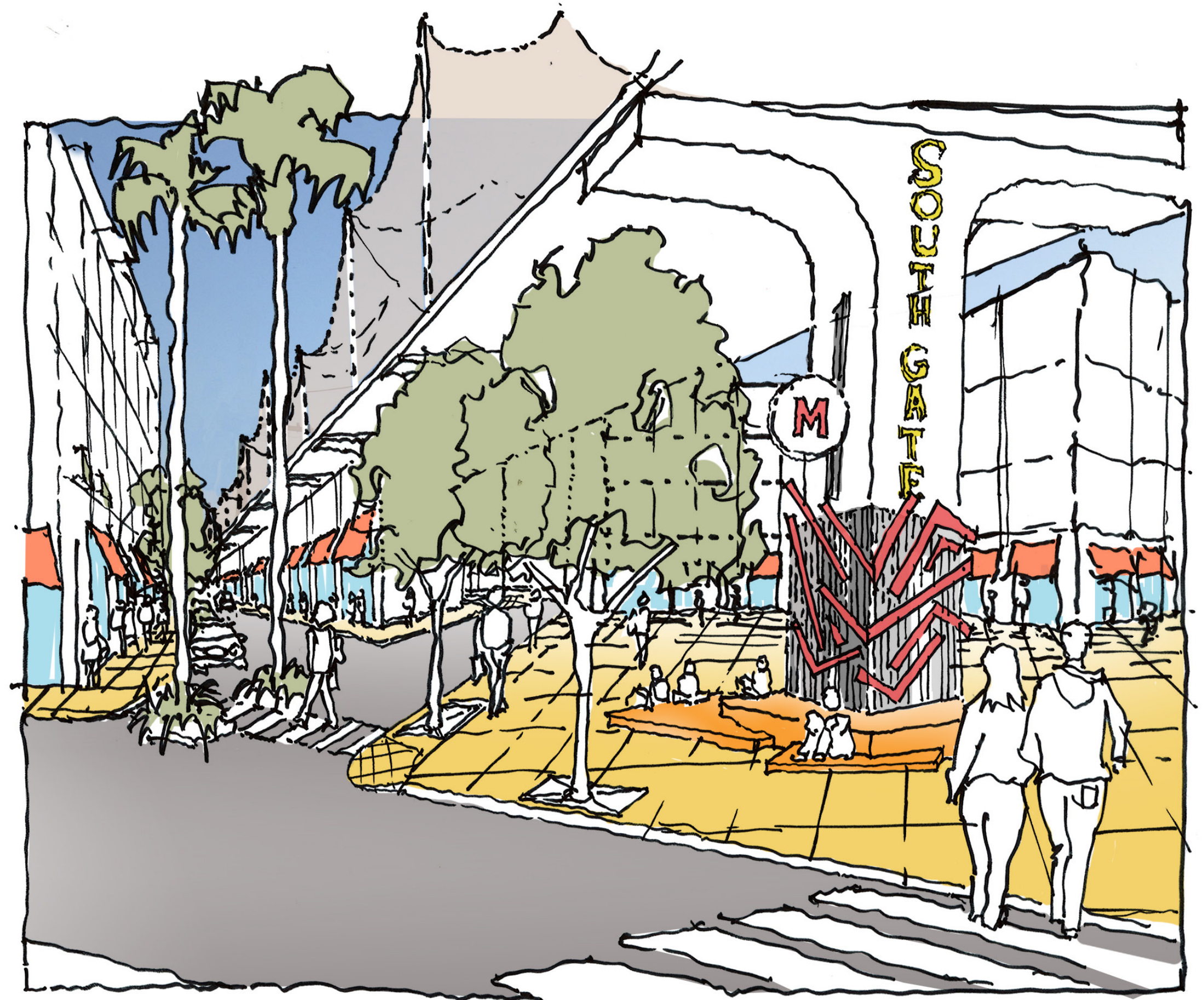


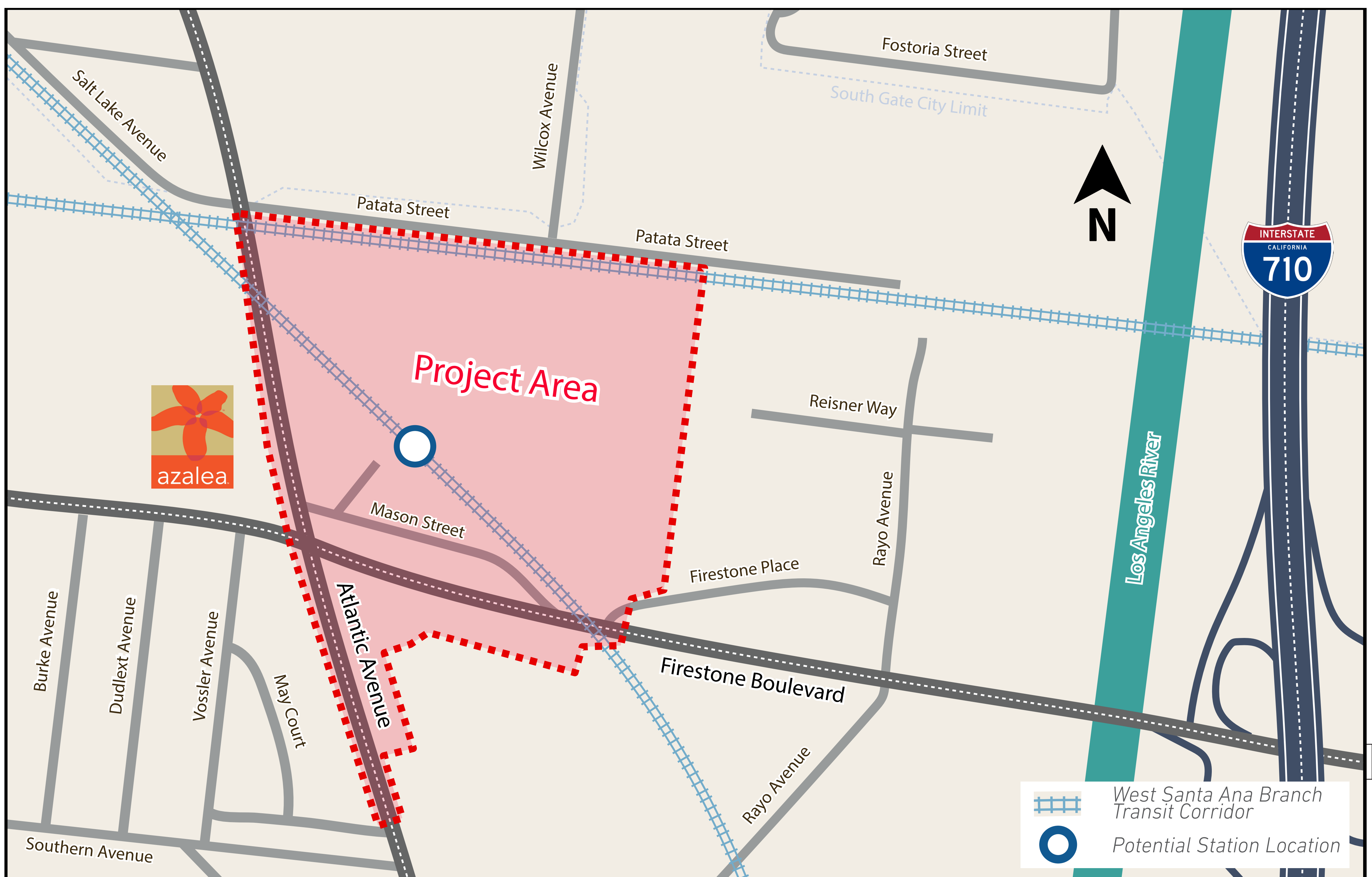
# What is the GATEWAY DISTRICT?

The **Gateway District** encompasses approximately 59 acres located at the north-east corner of Firestone Blvd and Atlantic Ave. It is:

- The future site of the planned **South Gate Transit Station** along the West Santa Ana Branch Corridor Transit Line.
- Identified to become a dense “**transit village**” designed to support a high-level of pedestrian activity.
- Envisioned as a visual and functional **transit gateway** feature for the City of South Gate.
- The optimal location for **future transit-oriented development** (TOD) to support the future transit station.
- Currently characterized by existing **light-to heavy-industrial uses** and emerging retail uses.



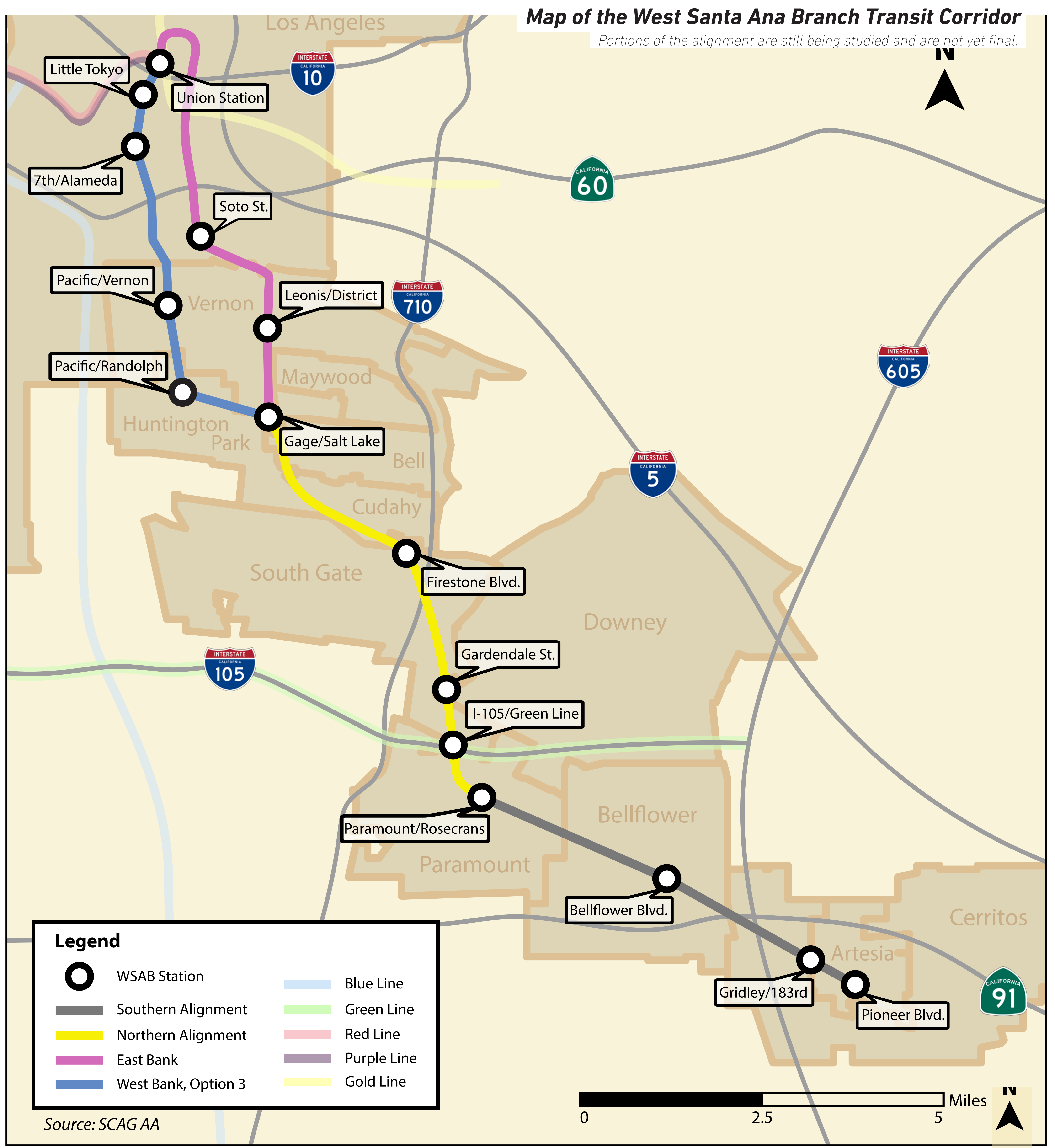
*Conceptual Sketch of the Gateway District*





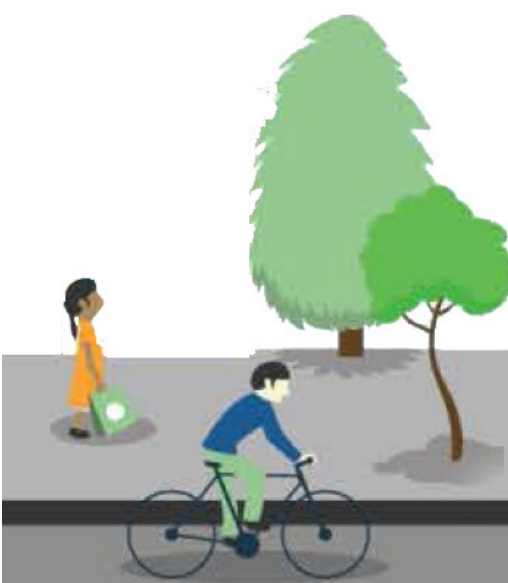
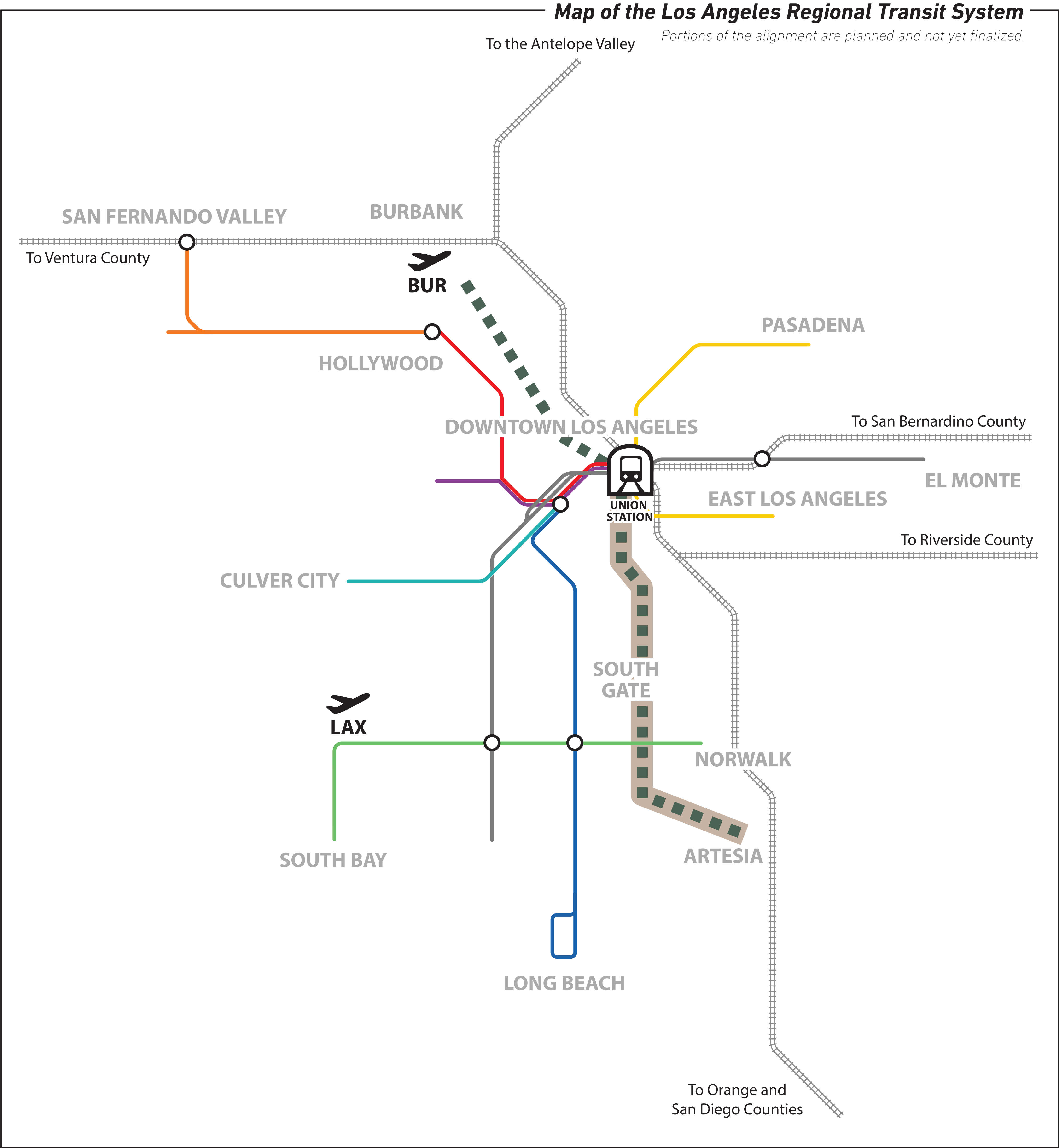
# Where are you COMING FROM OR GOING TO?

The **West Santa Ana Branch Transit Corridor** is a corridor connecting southeast Los Angeles County (including South Gate) to Downtown Los Angeles via the abandoned Pacific Electric Right-of-Way (ROW).



# Where are you COMING FROM OR GOING TO?

The **West Santa Ana Branch Transit Corridor** is a corridor connecting southeast Los Angeles County (including South Gate) to Downtown Los Angeles and the greater LA regional transit system.





# Examples of LIGHT RAIL TRANSIT

The Expo Line is an example of typical elevated light rail systems currently being constructed in Los Angeles County.



Expo Line through Culver City, CA



Expo Line through Culver City, CA

Hackescher Markt is a good example of a building-integrated rail station. Here, the station platform is located on the second level, with retail tucked below at ground level.



Hackescher Markt Station in Germany.



Hackescher Markt Station in Germany.

In the Netherlands, the Randstadrail is designed to be iconic and unique as it traverses through the city.



Randstadrail in Rotterdam, Netherlands.



Charlotte South Corridor Light Rail Transit System in Charlotte, SC.



Charlotte South Corridor Light Rail Transit System in Charlotte, SC.





# Examples of TRANSIT PLAZAS

Transit plazas should accommodate all modes of transportation - foot, bike, bus, train, and car.



Mariachi Plaza Gold Line Station in East Los Angeles, CA

Transit plazas can become hubs of community life and activity, to host special events like concerts, farmer's markets, and more.



Mariachi Plaza Gold Line Station in East Los Angeles, CA

Transit plazas are opportunities to showcase local art and history.



Mission Street Gold Line Station in South Pasadena, CA.

Successful transit plazas are those that are framed by active ground floor uses, like retail and restaurants.



Wilshire/Vermont Red Line Station in Los Angeles, CA

Successful transit plazas provide safe, convenient, and legible connections for people to get to and from destinations.



Del Mar Gold Line Station in Pasadena, CA





# Examples of TRANSIT-ORIENTED DEVELOPMENT

Transit stations can become gateway portals into communities. Stations can be integrated into the architecture of residential, retail, office, and other uses.



Del Mar Gold Line Station in Pasadena, CA

Transit-oriented developments provide a vibrant mix of uses in station areas, giving communities more options for living, working, shopping, playing, and learning.



Wilshire/Vermont Red Line Station in Los Angeles, CA

Transit-oriented developments clusters uses within a comfortable walkable or bikeable distance from a transit station, which encourages healthy and active lifestyles.



Mission Street Station in South Pasadena, CA

Successful transit stations allow riders to arrive to and depart from transit plazas that are safe, convenient, legible, and activated by other uses, like retail or restaurants.



Del Mar Gold Line Station in Pasadena, CA

Because transit-oriented developments provide a mix of uses, they become iconic, local destinations and centers of community life and activity.



Wilshire/Vermont Red Line Station in Los Angeles, CA





# What amenities WOULD YOU MOST LIKE TO SEE?

## Residential



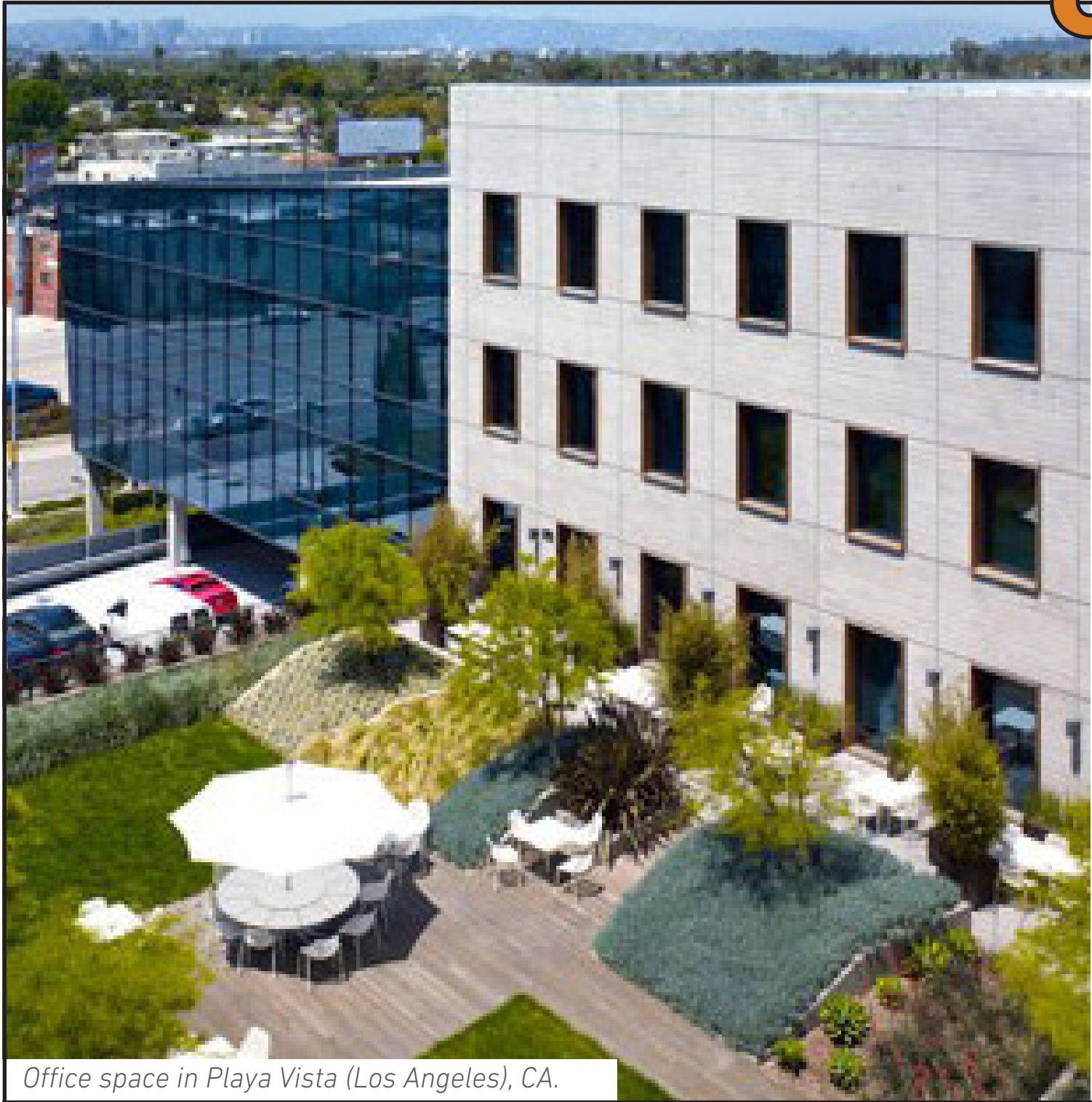
Townhouse residential in Seattle, WA.

## Restaurants



Active ground floor retail/restaurants in Washington, DC.

## Office



Office space in Playa Vista (Los Angeles), CA.

## Hotel



Best Western, Long Beach source: www.minitime.com

## Day Care



source: www.dwarthur.com

## Food Market



source: www.boulderrealestatenews.com

## Parking



source: www.seattlettransitblog.com

## Movie Theater



source: www.amctheaters.com

Use stickers to vote for type of uses





# What amenities WOULD YOU MOST LIKE TO SEE?

Plaza Space



source: [www.nerdsandnonsense.com](http://www.nerdsandnonsense.com)

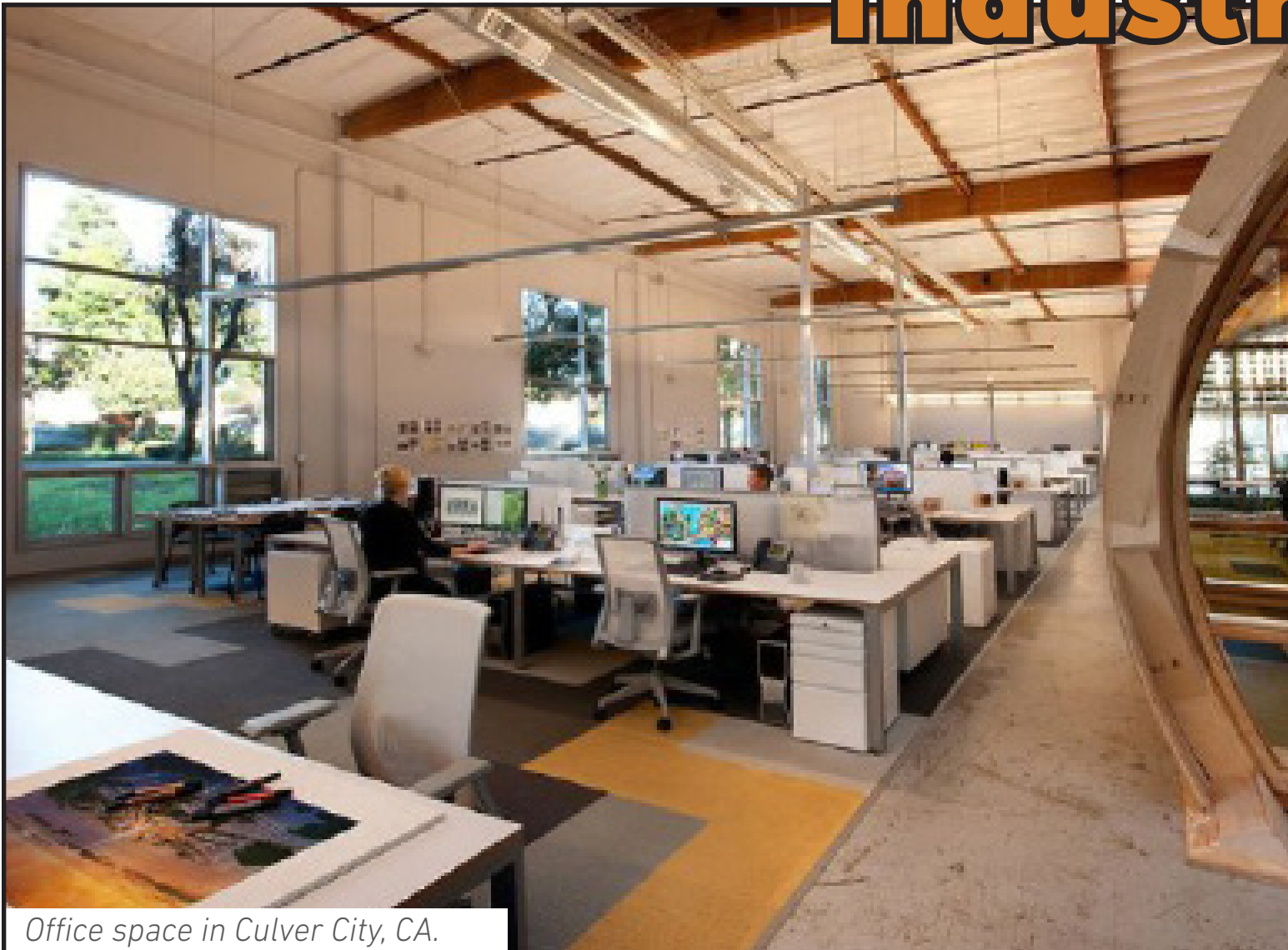
NERDS AND NONSENSE © 2014

Boutique Retail



Different types of boutique retail shopping

Industrial Flex



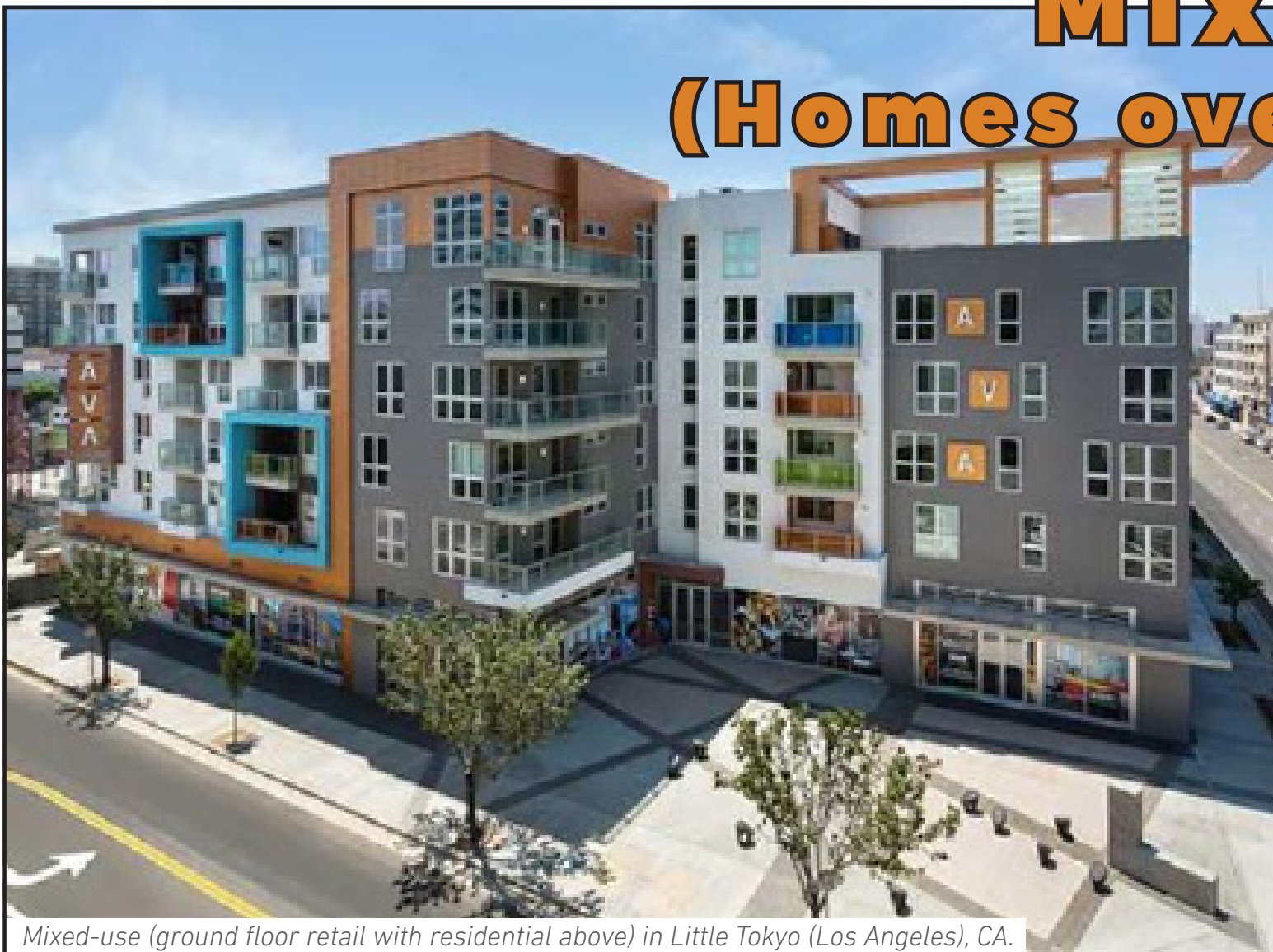
Office space in Culver City, CA.

Brewery



source: [www.columbuscrave.com](http://www.columbuscrave.com)

Mixed-Use  
(Homes over retail)



Mixed-use (ground floor retail with residential above) in Little Tokyo (Los Angeles), CA.

Health Care



source: [www.scripps.org](http://www.scripps.org)

Farmers Market



source: [www.activerian.com](http://www.activerian.com)

Fitness/Gym



source: [www.24hourfitness.com](http://www.24hourfitness.com)

Use stickers to vote for type of uses

