JULY 2016

METRO DOWNTOWN & REGIONAL CONNECTOR
EXISTING CONDITIONS REPORT

LOS ANGELES TRANSIT NEIGHBORHOOD PLANS

ACKNOWLEDGEMENTS

INTRODUCTION | APPENDIX

FUTURE STATIONS

EXISTING STATIONS

Image Source: Los Angeles County Metropolitan Transportation Authority (Metro)

INTRODUCTION | background

In 2012, The City of Los Angeles Department of City Planning (LADCP), in partnership with Metro, launched an effort to create several Transit Neighborhood Plans to develop livable community and employment centers around the region's expanding transit network. The plan focuses on neighborhoods surrounding a total of 25 future and existing transit stations Citywide.

To prepare for development trends that accompany these transit stations, Metro has provided a grant to the LADCP to create regulatory tools to guide future land use around the rail stations. This report details the existing conditions of three future and four existing stations within Downtown, and focused on the Regional Connector Transit Project. It is designed to be a resource for Metro, the LADCP staff, and community stakeholders.

The 1.9 mile Regional Connector alignment will allow passengers to seamlessly transfer between the Gold, Blue, Expo, Red and Purple heavy raill subway lines, and bypass Downtown Los Angeles Union Station, by constructing three new Metro stations and connecting travel corridors through the center of Downtown.

The alignment crosses several distinct communities within Downtown, including the historic Little Tokyo community, the concentration of federal, state and local government offices in the Civic Center, the cultural entertainment center in Bunker Hill, the dense commercial core in the Financial District, as well as the residential and retail uses in the Historic Core.

Image Source: Cory Gruenfeld

EXISTING CONDITIONS REPORT | DOWNTOWN LOS ANGELES | LADCP TRANSIT NEIGHBORHOOD PLANNING | JULY 2016

Legend:
- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Gold Line
- Metro Blue Line
- Metro Expo Line
- **O** 1/2 Mile Radius
- Community Plan Area Boundaries

Station labels on map:
- 2nd PLACE/HOPE ST. STATION
- CIVIC CENTER STATION
- 7th/METRO CENTER STATION
- 2nd ST./BROADWAY STATION
- PERSHING SQUARE STATION
- 1st STREET/CENTRAL AVE. STATION
- PICO/CHICK HEARN STATION

Community Plan Areas:
- WESTLAKE COMMUNITY PLAN AREA
- CENTRAL CITY NORTH COMMUNITY PLAN AREA
- CENTRAL CITY COMMUNITY PLAN AREA
- SOUTH LA COMMUNITY PLAN AREA
- SOUTHEAST LA COMMUNITY PLAN AREA

EXISTING CONDITIONS REPORT | DOWNTOWN LOS ANGELES | LADCP TRANSIT NEIGHBORHOOD PLANNING | JULY 2016

INTRODUCTION | methodology

This existing conditions report includes information on current land uses, housing, demographics, economic conditions, and livability patterns.

The study areas around the three new, and four existing stations were established by choosing a group of census tracts to represent each station area. The basic radius of a half-mile is used to represent a typical threshold of willingness to walk to a transit stop. Census tracts were chosen if they, in part or in whole, were located within this half-mile radius from the intersection nearest to the station entrance.

Due to the proximity of the stations and irregularity of the census tracts, some tracts are in multiple station areas and thus were included in the analysis of each station.

The demographic data in this report comes from the United States Census Bureau and the maps come from the Department of City Planning Systems & GIS Division unless otherwise noted. For more information on the data analysis and sources, please see the detailed methodology in the Appendix.

FUTURE STATIONS

census tracts

2nd PLACE/HOPE STREET

2073.01
2073/02
2075.01
2075.02
2077.1
2080
2092

2nd STREET/BROADWAY AVE.

2062
2071.02
2073.01
2073.02
2074
2075.02
2080
2092

1st STREET/CENTRAL AVE.

2060.2
2060.31
2062
2063
2071.02
2073.01
2073.02
2074

INTRODUCTION | methodology

EXISTING STATIONS

census tracts

CIVIC CENTER STATION
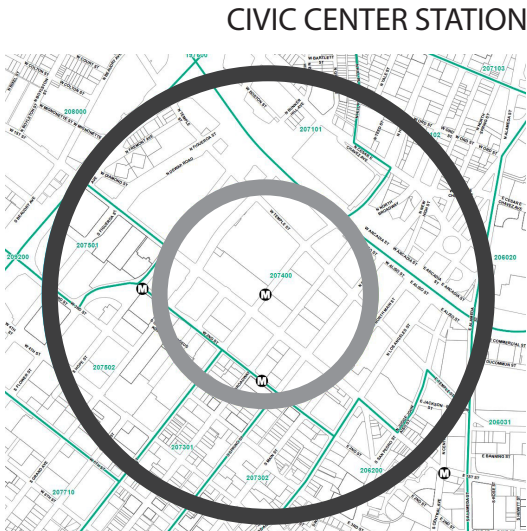
2062
2071.02
2071.02
2073.01
2073.02
2074
2075.01
2075.02

7th STREET/METRO CENTER

2073.01
2073.02
2075.02
2077.1
2079
2092
2093

PERSHING SQUARE
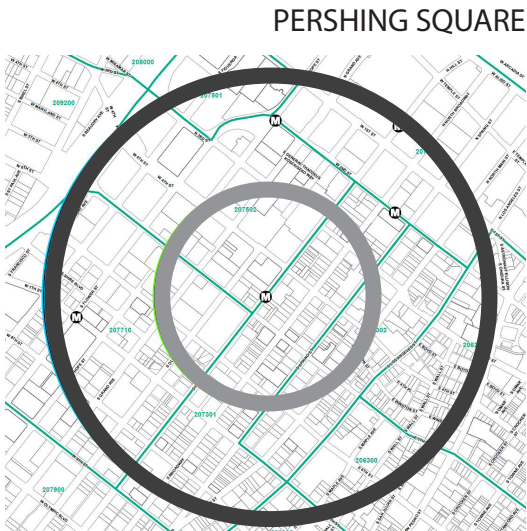
2063
2073.01
2073.02
2074
2075.02
2077.1

PICO/CHICK HEARN
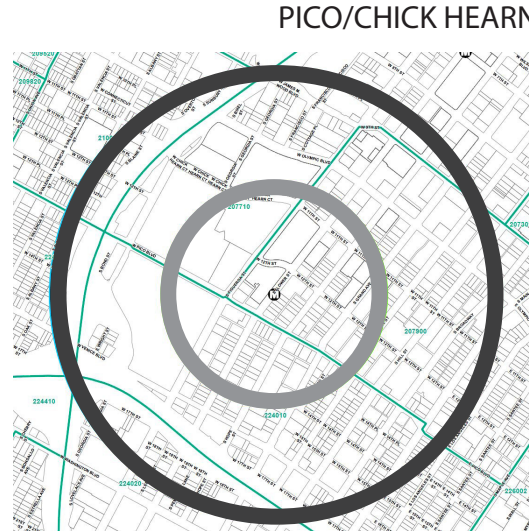
2077.1
2079
2100.1
2240.1
2240.2
2242

2nd & HOPE | aerial map
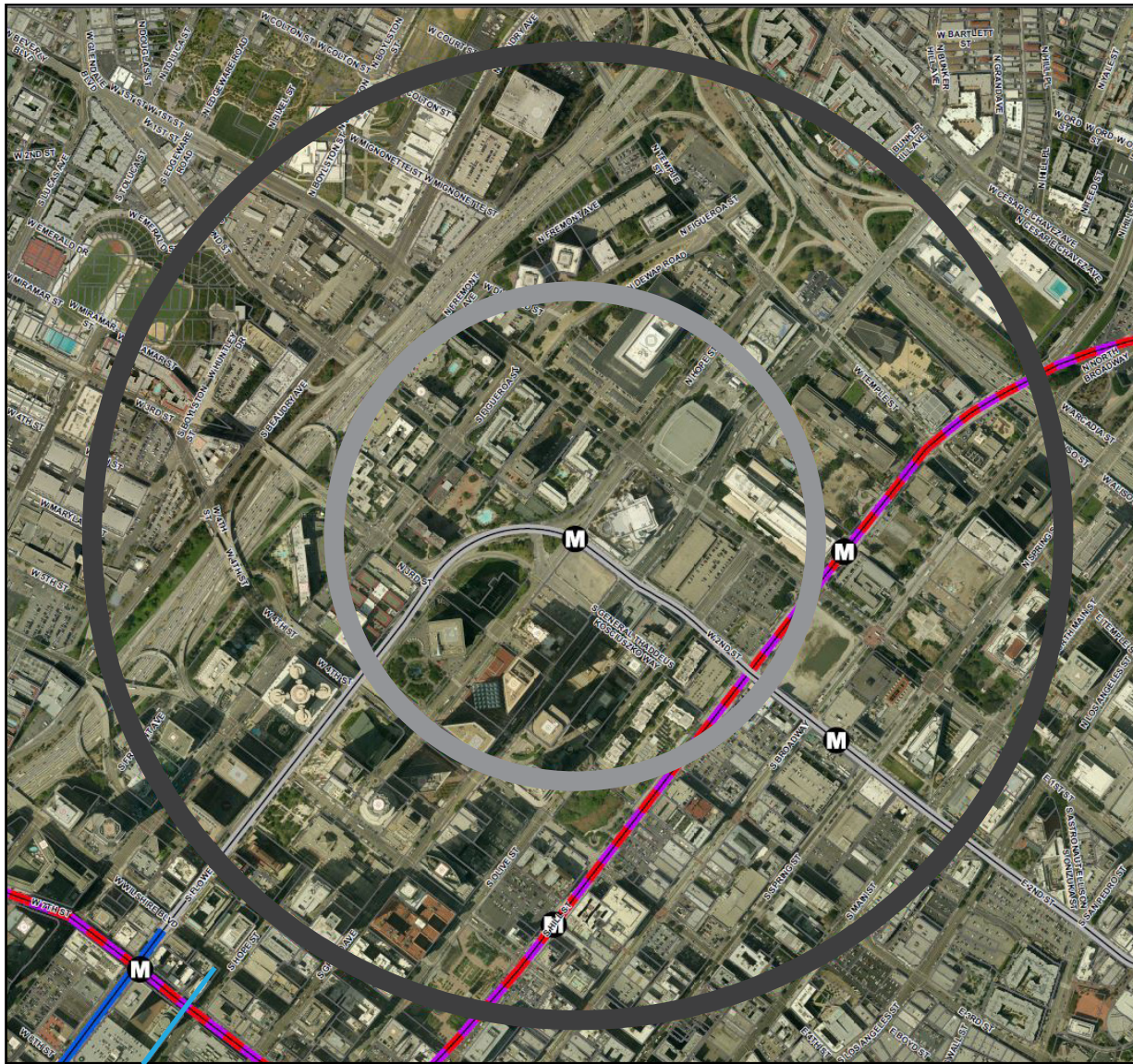
Legend

- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Blue Line
- Metro Expo Line
- 1/4 Mile Radius
- 1/2 Mile Radius

Image Source: Sterling Davis

Image Source: Metro
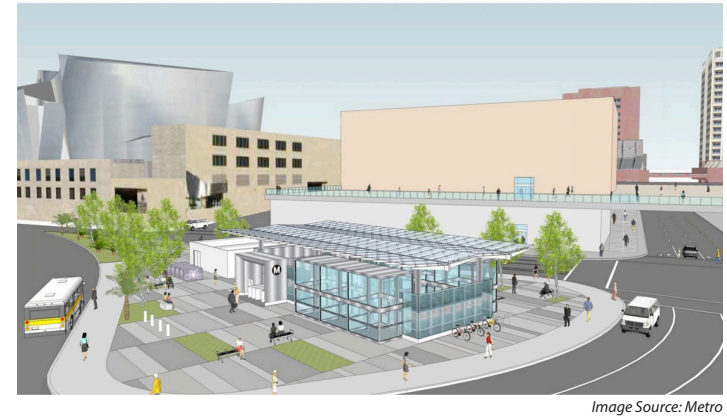
2nd & HOPE | building footprints

Legend:
- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Blue Line
- Metro Expo Line
- ○ 1/4 Mile Radius
- ⬤ 1/2 Mile Radius
- Building Footprints
- Building Footprints within 1/4 Mile of the Station

2nd & HOPE | demographics

POPULATION BY AGE & SEX

Male   Female

TOTAL POPULATION

15,242

EDUCATIONAL ATTAINMENT

- Graduate Degree, 19%
- < 9th Grade, 9%
- < High School Graduate, 8%
- HS Graduate, 14%
- Associate's Degree, 5%
- Some College, 15%
- Bachelor's Degree, 30%

LANGUAGE SPOKEN AT HOME

- Spanish 37%
- English 67%
- Other Indo-European Languages 7%
- Asian & Pacific Island Languages 30%
- Other 1%

RACE & ETHNICITY

- Native Hawaiian/Pacific Islander 2%
- Other 1%
- Two Or More 4%
- Hispanic/Latino 41%
- African American 16%
- White 45%
- American Indian/Alaska Native 0.4%
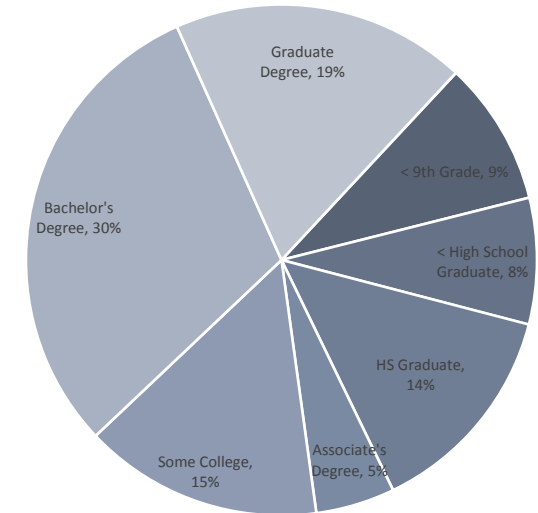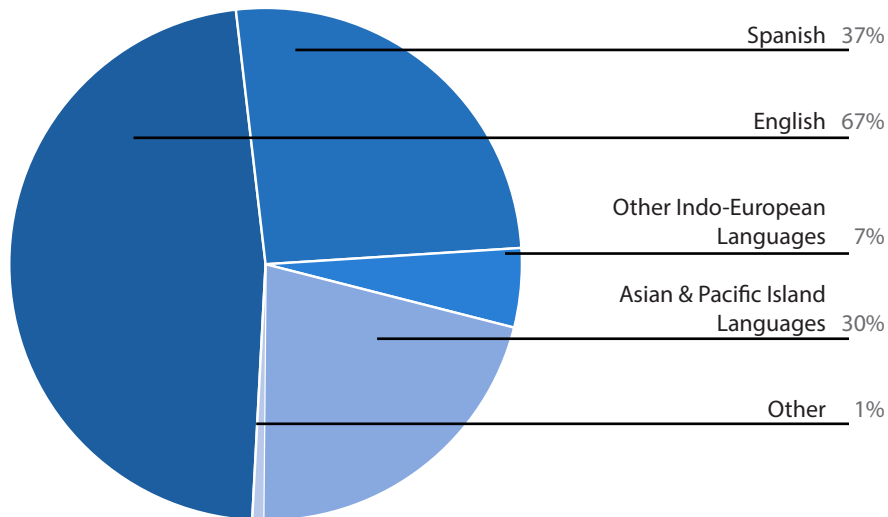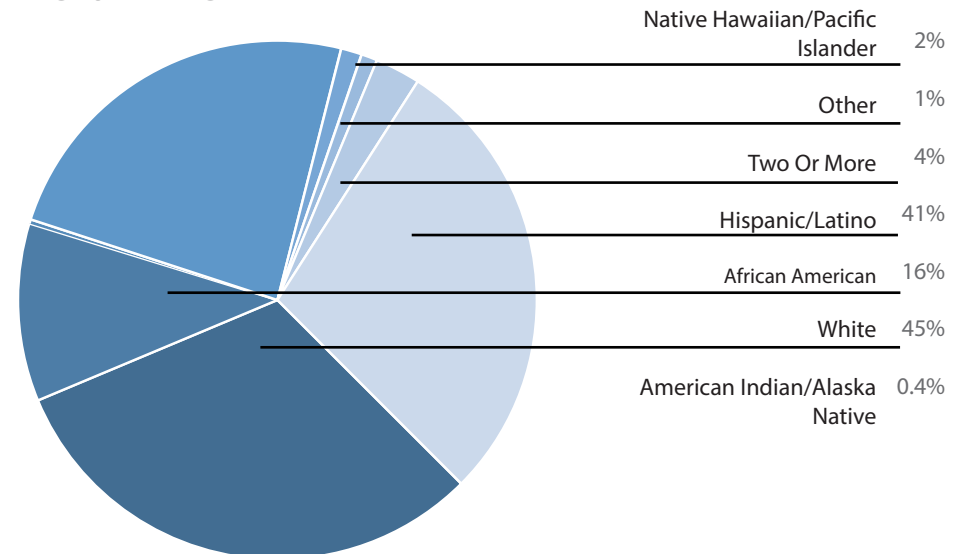
2nd & HOPE | economic profile
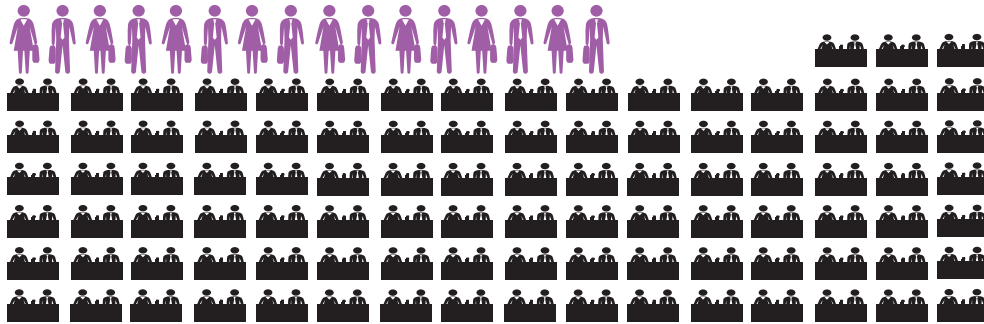
JOBS & EMPLOYMENT

7,993 Employed Workers

= 1,000 Employed Workers

198,022 Jobs

= 2,000 Jobs

AVERAGE COMMUTE TIME	JOB DENSITY	JOB INTENSITY	JOBS/HOUSING BALANCE
27 minutes	**396** Jobs/Acre	**24.77** Jobs/Employed Worker	**18.82** Jobs/Housing Unit
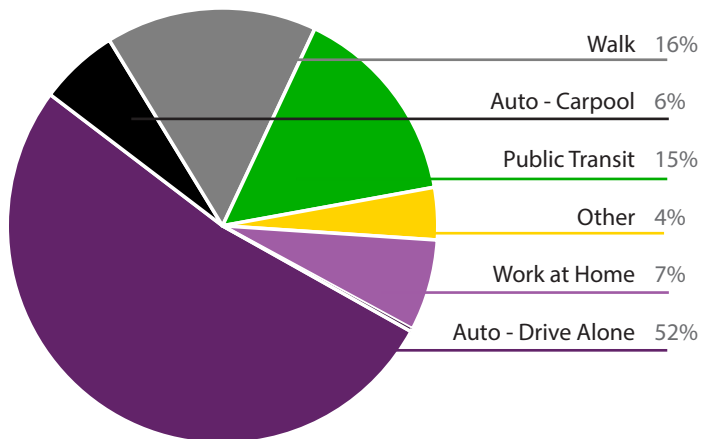
COMMUTING OPTIONS
Percent of Workers Over the Age of 16

- Walk 16%
- Auto - Carpool 6%
- Public Transit 15%
- Other 4%
- Work at Home 7%
- Auto - Drive Alone 52%

TOP INDUSTRIES
Percent of Employed Workers by Industry

MEDIAN EARNINGS
Of Top Industries

Educational Services, Health Care & Social Assistance	15%	$46,398
Finance, Insurance, Real Estate, Rental & Leasing	8%	$58,077
Information	9%	$92,031
Professional, Scientific, Management, Administrative & Waste Management	11%	$61,461
Retail Trade	9%	$24,277
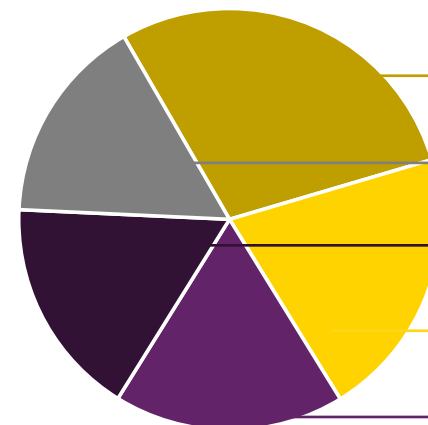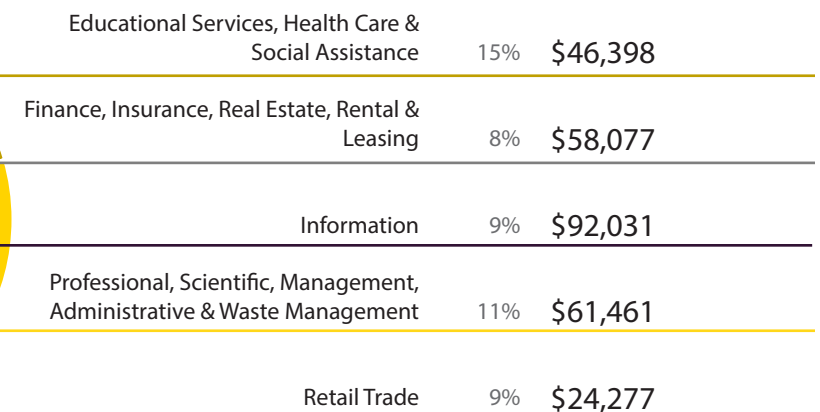
2nd & HOPE | general plan land use
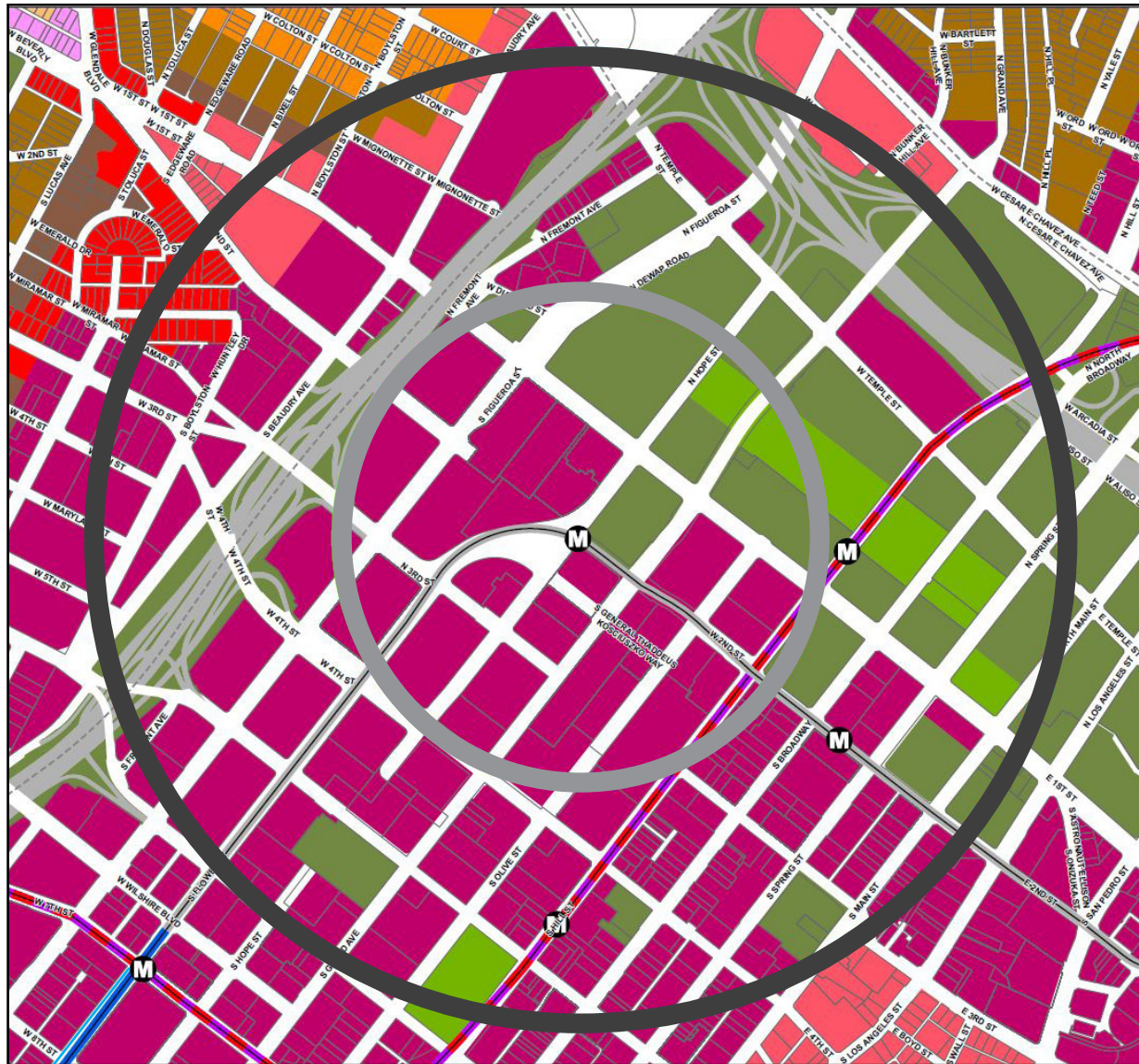
Legend:

- Ⓜ Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Blue Line
- Metro Expo Line
- ◯ 1/4 Mile Radius
- ⬤ 1/2 Mile Radius

Residential
- Mixed Use Commercial - Residential
- High Medium
- High

Commercial
- Community Commercial
- Regional Commercial
- Regional Center Commercial

Industrial
- Commercial Manufacturing
- Light Manufacturing
- Heavy Manufacturing

Other
- Open Space
- Other Public Open Space
- Public Facilities
- Public Facilities Freeways

Percentage of Land Area

Regional Commercial, 2%
Community Commercial, 2%
High Medium, 1%
Mixed Use Commercial - Residential, 1%
Regional Center Commercial, 53%
Open Space, 5%
Public Facilities, 27%
Freeways, 8%

2nd & HOPE | zoning

Legend:
- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Blue Line
- Metro Expo Line
- ○ 1/4 Mile Radius
- ◉ 1/2 Mile Radius

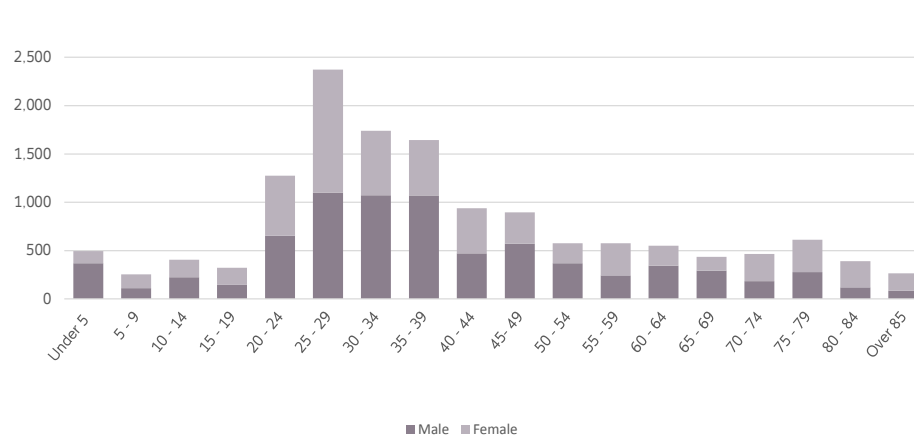**Residential**
- Multiple Family Residential

Commercial
- Commercial

Other
- Open Space
- Public Facilities

Pie chart values:
- PF, 32%
- CW, 16%
- OS, 5%
- C5, 1%
- C4, 16%
- R4, 0%
- R5, 9%
- VARIOUS, 3%
- C2, 20%
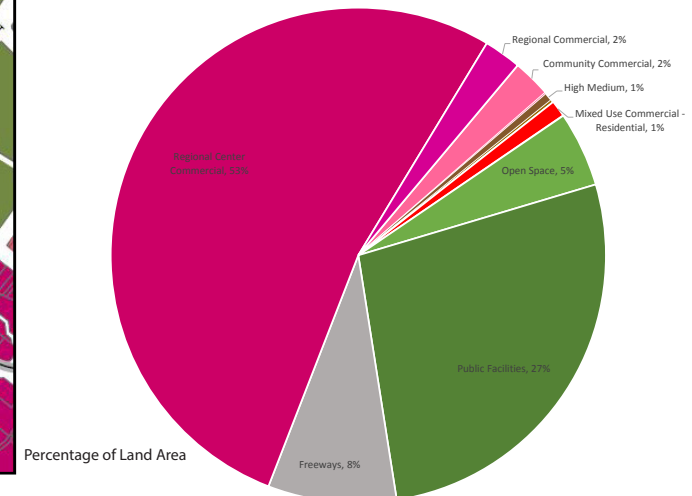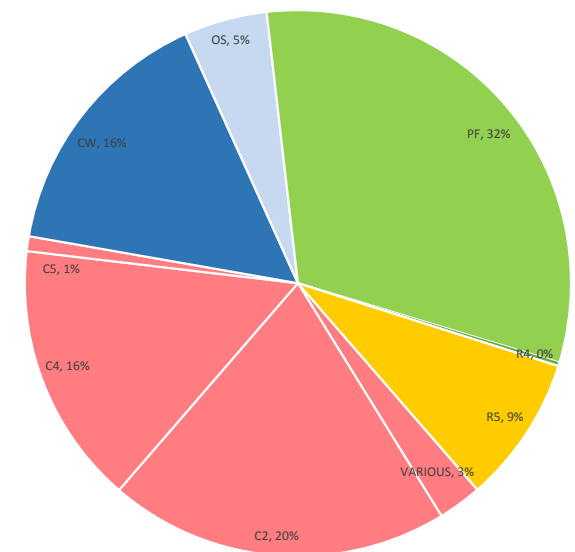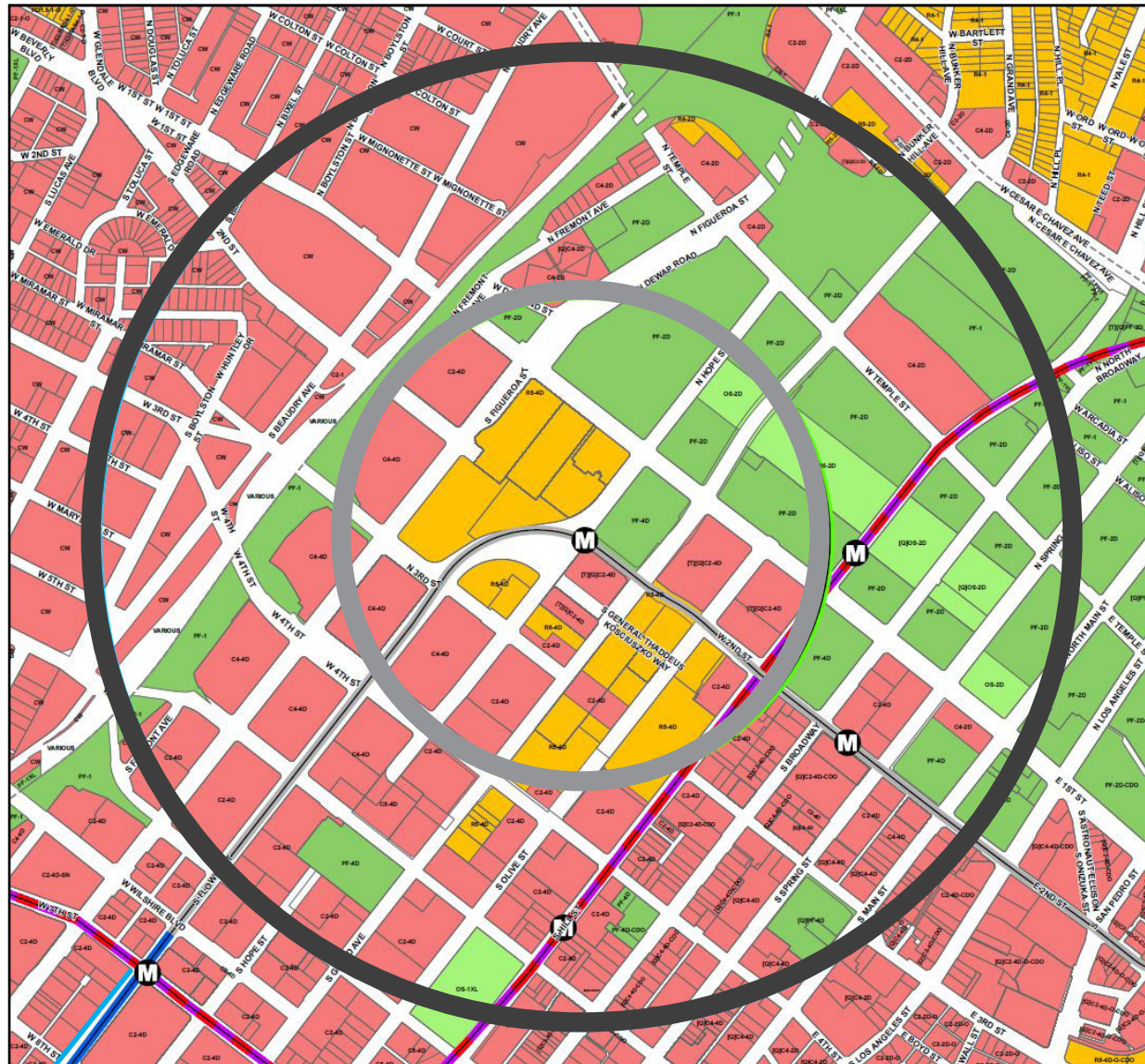
2nd & HOPE | existing land use

Legend:

- Ⓜ Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Blue Line
- Metro Expo Line
- ◯ 1/4 Mile Radius
- ◉ 1/2 Mile Radius

Residential
- Single Family Residential
- Multiple Family Residential

Commercial
- Commercial
- Mixed-Use

Industrial
- Industrial/Manufacturing

Other
- Open Space
- Institutional
- Parking
- Public Facilities
- Unknown
- Vacant

Pie chart values:
- Vacant, 9%
- Industrial, 1%
- Institutional, 3%
- Mixed-Use, 1%
- Multi Family Residential, 8%
- Parking, 15%
- Public Facilities, 22%
- Unknown, 34%
- Commercial, 7%

2nd & HOPE | transit service
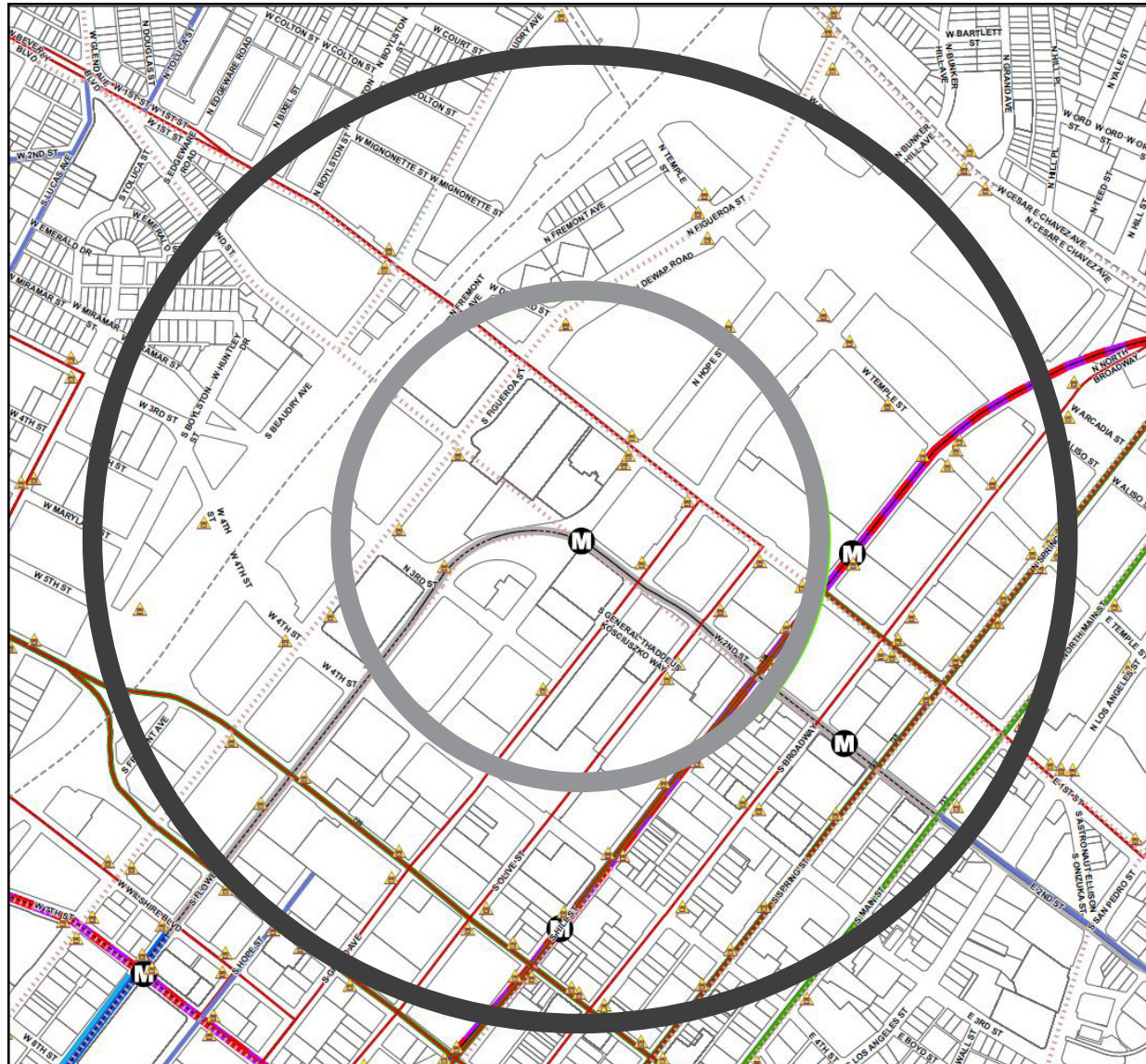
Legend:
- Ⓜ Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Blue Line
- Metro Expo Line
- ○ 1/4 Mile Radius
- ◎ 1/2 Mile Radius

- Metro Bus Stop
- Metro Standard Service Bus Line
- Metro Rapid Service Bus Line
- Future Bicycle Lane
- Future Bicycle Route
- Bicycle Friendly Street

STATION AREA AVERAGE BUS BOARDINGS/ALIGHTINGS

E 11,953
W 13,591

STATION WALKSCORE*

96

Walker's Paradise

*Based on results from www.walkscore.com

2nd & HOPE | traffic patterns
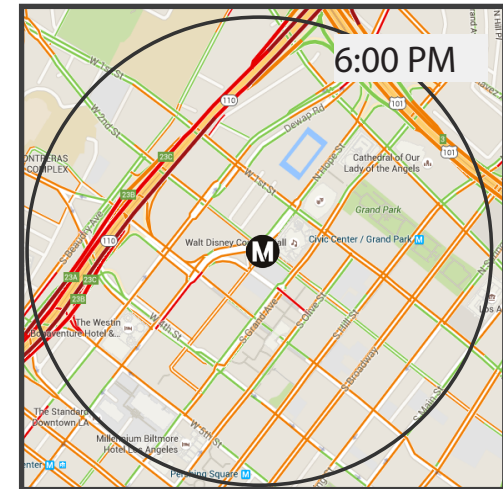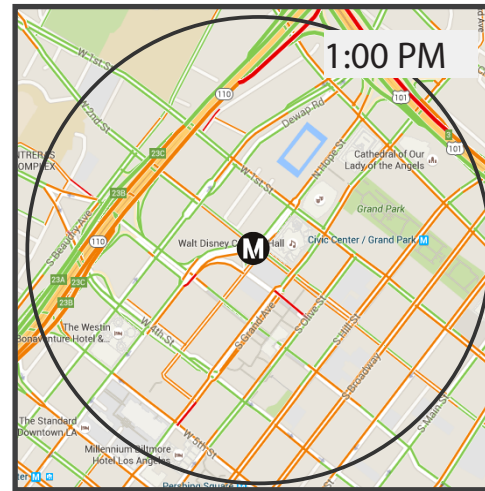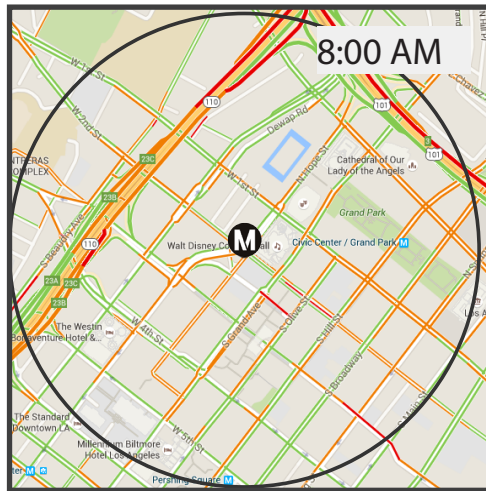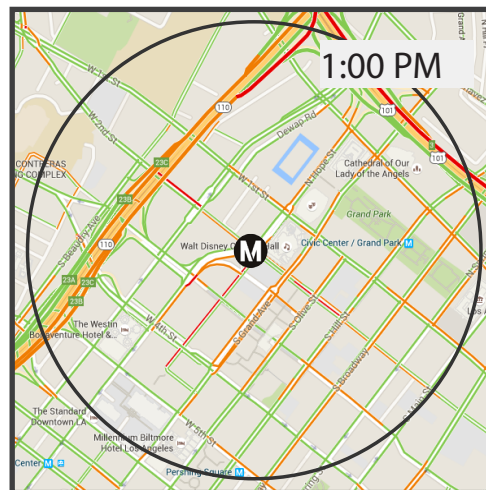
WEEKDAY TRAFFIC PATTERNS

8:00 AM

1:00 PM

6:00 PM

WEEKEND TRAFFIC PATTERNS

1:00 PM

M   Metro Station

◯   1/2 Mile Radius

Fast   🟩 🟧 🟥 🟫   Slow

These maps are based on Google Maps' "Typical Traffic" data results.
The patterns show Mondays (Weekdays) and Sundays (Weekend).
Data from wwww.maps.google.com.

2nd & HOPE | street designations
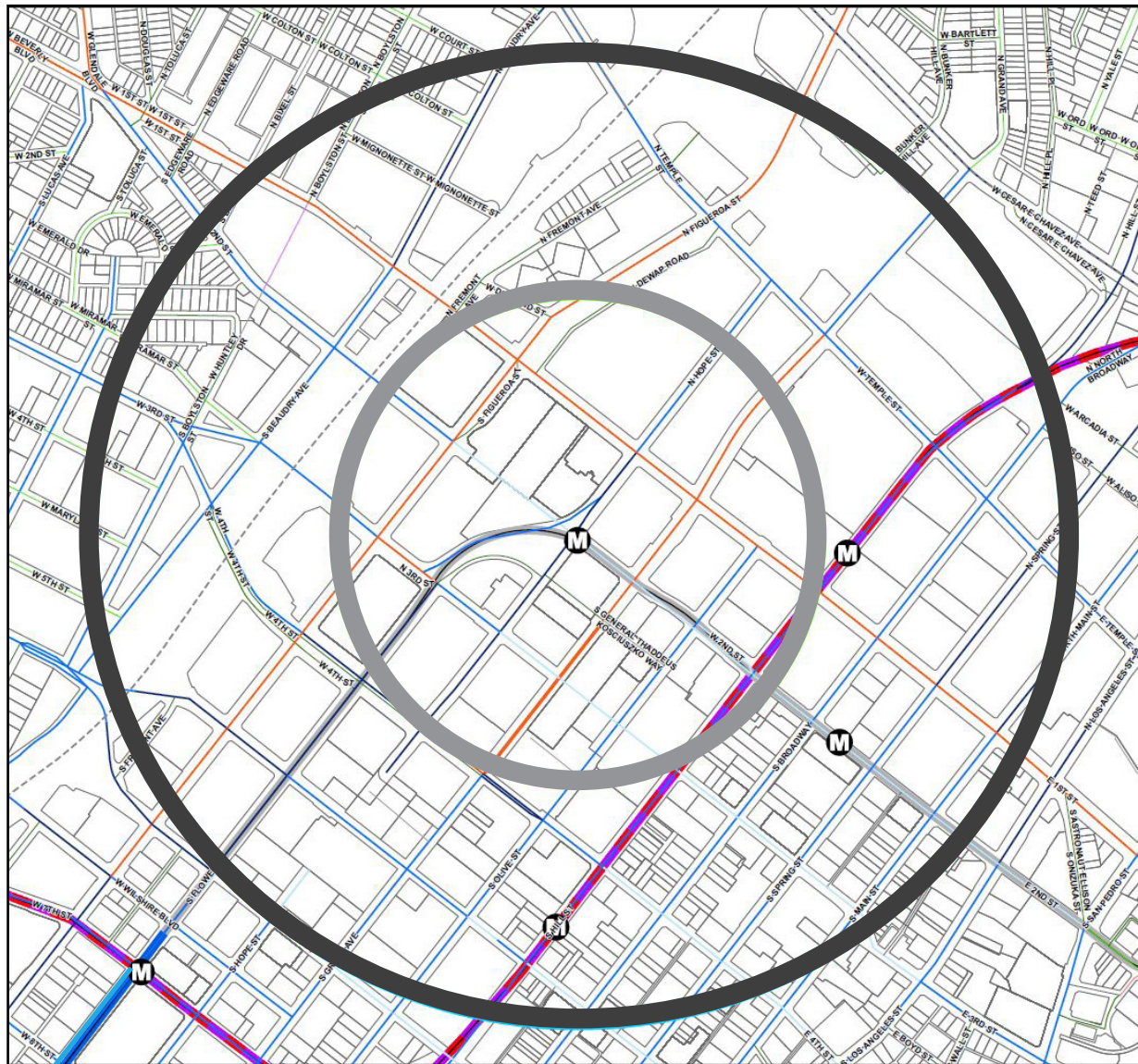
Legend:
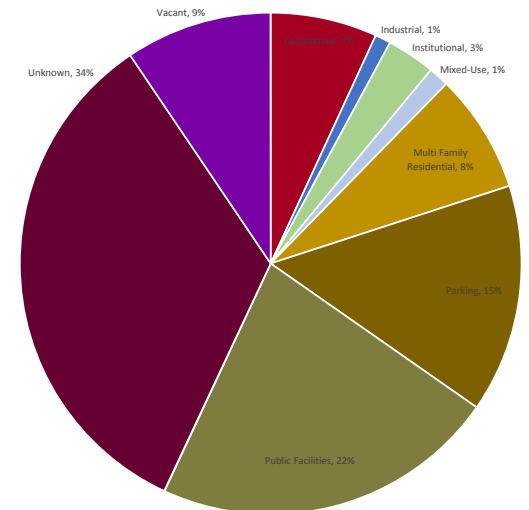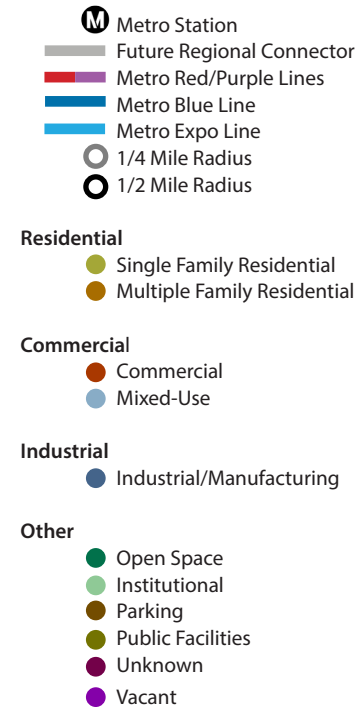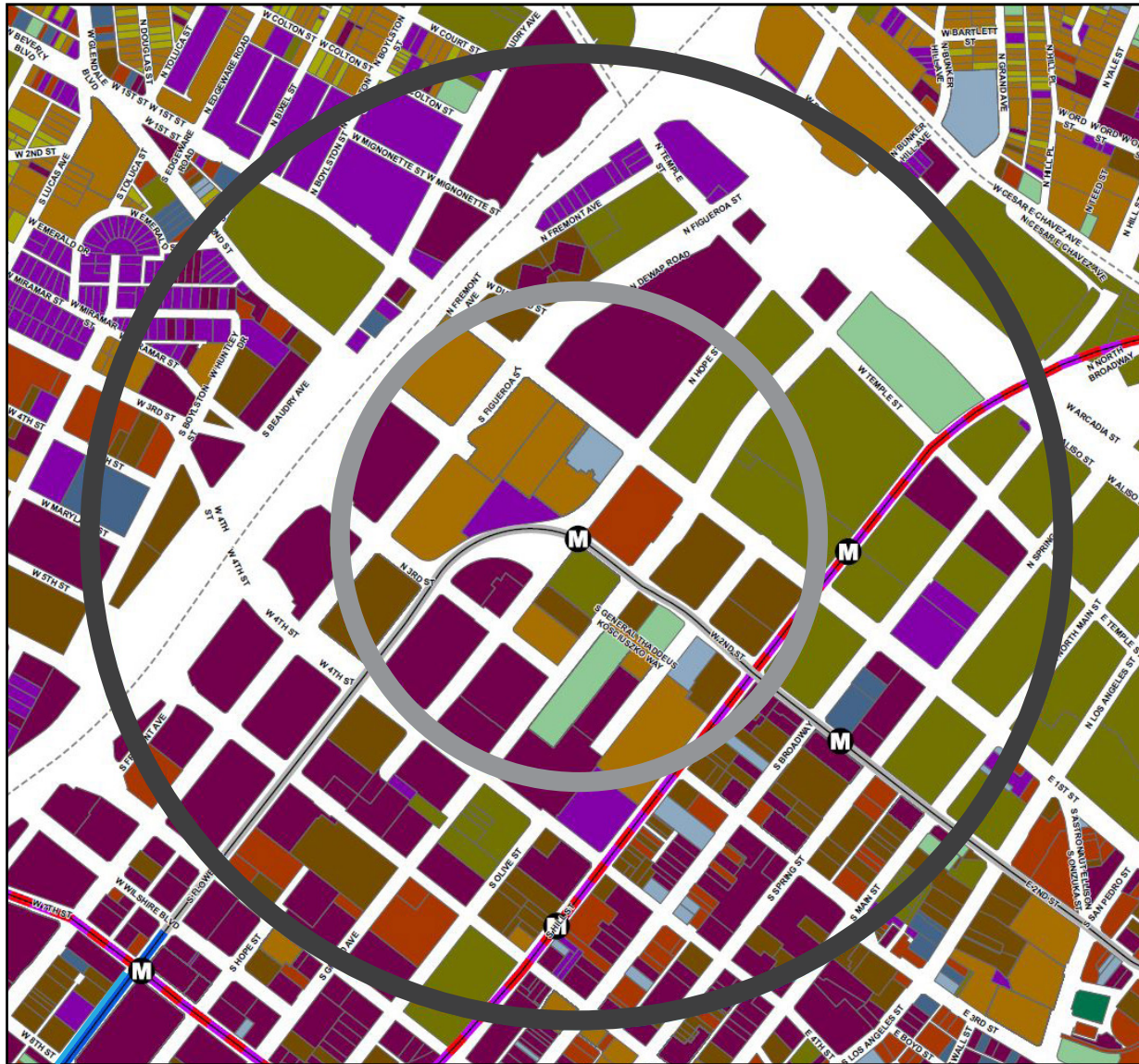- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Blue Line
- Metro Expo Line
- 1/4 Mile Radius
- 1/2 Mile Radius

- Avenue I
- Avenue II
- Avenue III
- Boulevard II
- Collector
- Local - Standard
- Pedestrian Walk
- Private Street

2nd & HOPE | housing

NUMBER OF UNITS

= 500 Units

893 Owner-occupied Units	10%
8,104 Renter-occupied Units	90%
1,524 Vacant Units	14%
10,521 Total Units	

MEDIAN GROSS RENT
RENTER-OCCUPIED UNITS

$1,226

MEDIAN HOME VALUE
OWNER-OCCUPIED UNITS

$386,800

MEDIAN HOUSEHOLD INCOME

$37,828

AFFORDABLE HOUSING
HUD SUBSIDIZED UNITS
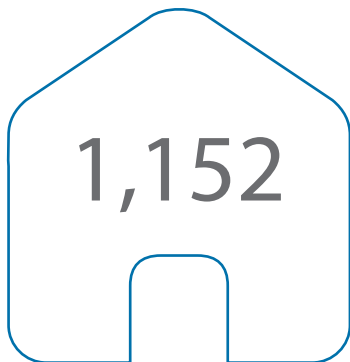
1,152

VEHICLES PER HOUSEHOLD
NUMBER AVAILABLE TO OCCUPIED UNITS

2 Cars 27%
3 Cars 5%
0 Cars 16%
1 Car 52%

AVERAGE HOUSEHOLD SIZE

1.63
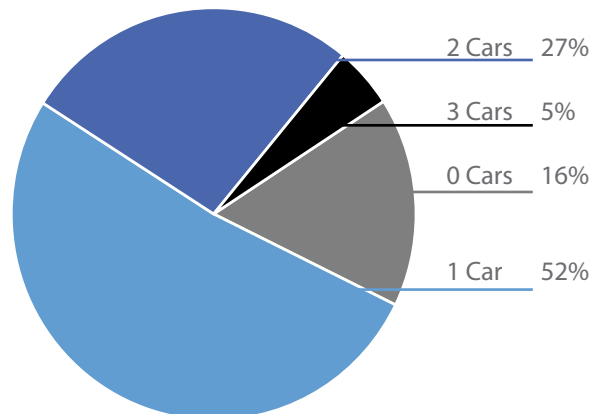
Certain census tracts had a recorded median gross rent and median home value as "$2,000+" and "$1,000,000+" respectively.
For the purpose of this analysis, those values were rounded to $2,000 and $1,000,000.

2nd & HOPE | opportunity sites

Legend:
- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Line
- Metro Blue Line
- Metro Expo Line
- ◯ 1/4 Mile Radius
- ◉ 1/2 Mile Radius

Opportunity Site
An "opportunity site" has been identified as having the potential to redevelop into transit-supportive uses in the near future. Factors include existing level of development, property ownership, property conditions, existing land use use, historic significance, lot size, statin proximity, viability of existing uses and market demand.

2nd & HOPE | historic resources

Legend:

- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Line
- Metro Blue Line
- Metro Expo Line
- ○ 1/4 Mile Radius
- ◉ 1/2 Mile Radius

Historic-Cultural Monument
Includes sites designated by the National Register of Historic Places, California Register of Historical Resources and by the City of Los Angeles Cultural Heritage Commission.

2nd & HOPE | public services & amenities

Legend:
- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Line
- Metro Blue Line
- Metro Expo Line
- ○ 1/4 Mile Radius
- ⬤ 1/2 Mile Radius

- **Parks and Gardens**
- **Los Angeles Public Library**
- **Health Center**
- **Health Clinic**
- **Hospital & Medical Center**
- **Fire Station**
- **Law Enforcement Station**
- **Private or Charter School**
- **Public High School**
- **College/University**
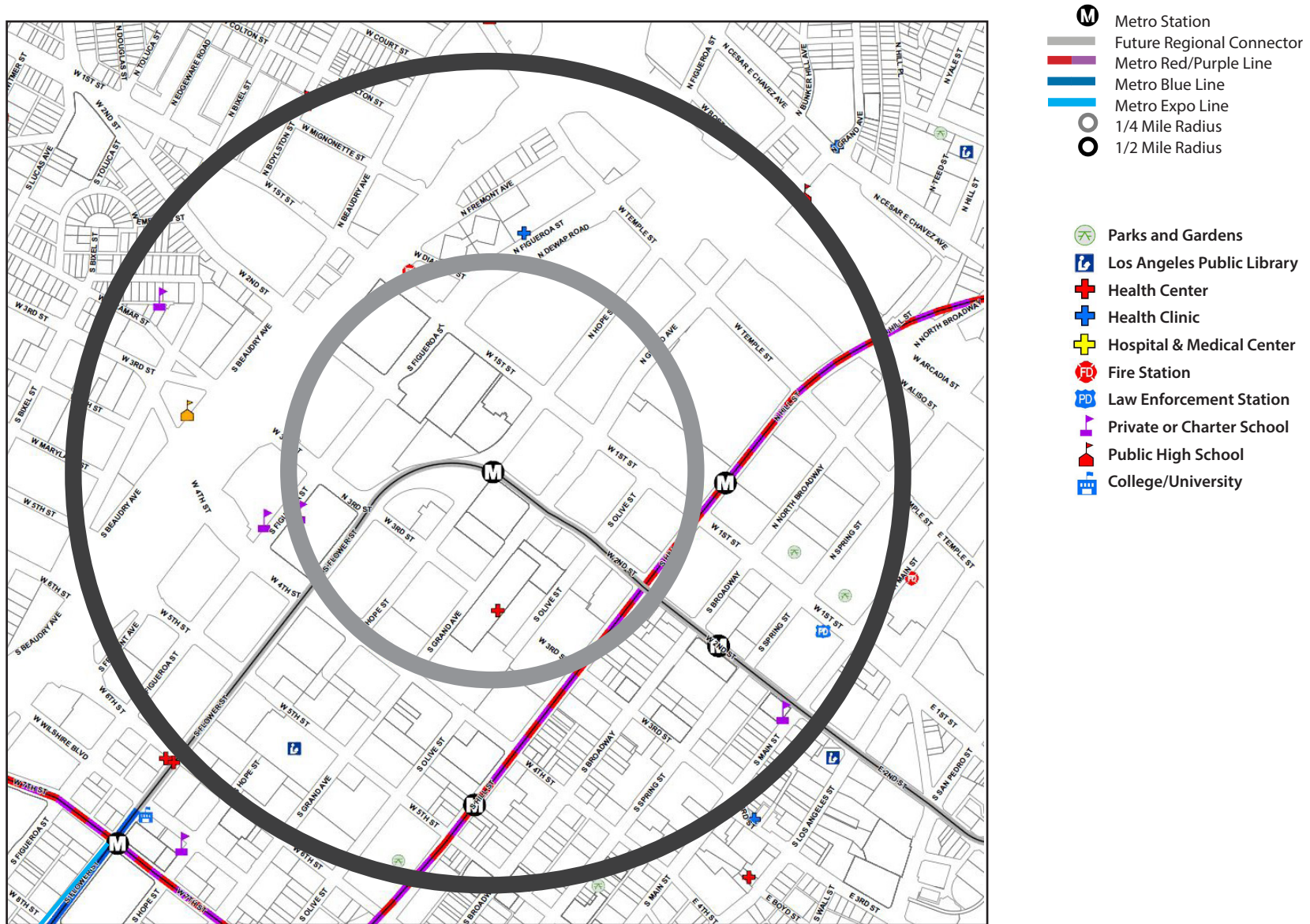
2nd & HOPE | planning overlays

Legend:
- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Line
- Metro Blue Line
- Metro Expo Line
- ○ 1/4 Mile Radius
- ◉ 1/2 Mile Radius

- Specific Plan Area
- Adaptive Reuse Incentive Area
- Community Design Overlay District
- Sign District
- Streetscape

2nd & BROADWAY | aerial map

Legend:
- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Expo Line
- Metro Gold Line
- ○ 1/4 Mile Radius
- ◎ 1/2 Mile Radius
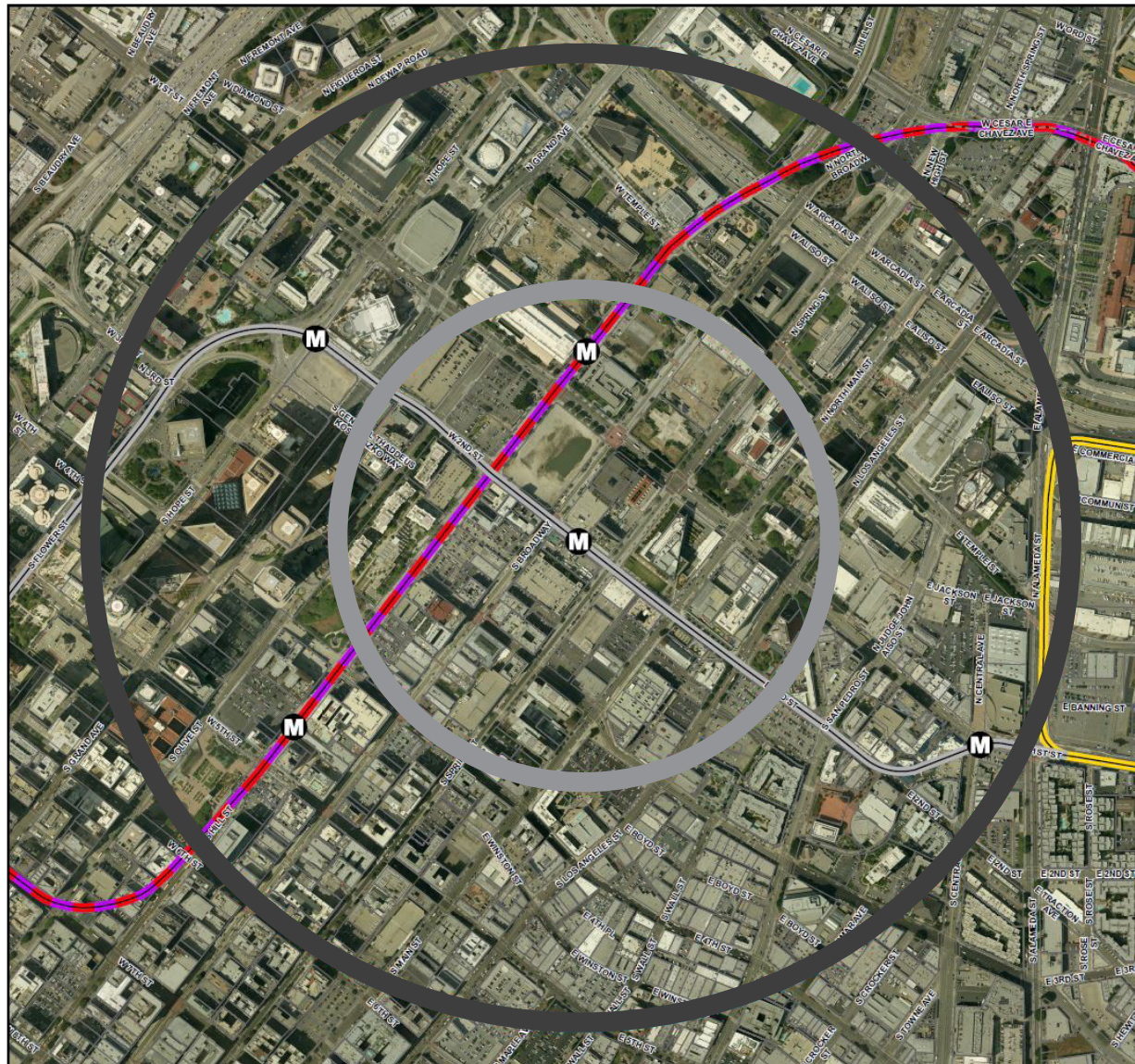
Image Source: Metro

Image Source: Flickr

2nd & BROADWAY | building footprints

Legend:
- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Expo Line
- Metro Gold Line
- 1/4 Mile Radius
- 1/2 Mile Radius
- Building Footprints
- Building Footprints within 1/4 Mile of the Station

2nd & BROADWAY | demographics

POPULATION BY AGE & SEX

Chart axis values: 1,600 / 1,400 / 1,200 / 1,000 / 800 / 600 / 400 / 200

Age categories: Under 5, 5 - 9, 10 - 14, 15 - 19, 20 - 24, 25 - 29, 30 - 34, 35 - 39, 40 - 44, 45 - 49, 50 - 54, 55 - 59, 60 - 64, 65 - 69, 70 - 74, 75 - 79, 80 - 84, Over 85

Legend: Male, Female

TOTAL POPULATION

9,895

EDUCATIONAL ATTAINMENT

- Some College, 16%
- Associate's Degree, 4%
- Bachelor's Degree, 24%
- HS Graduate, 16%
- Graduate Degree, 14%
- < High School Graduate, 12%
- < 9th Grade, 20%

LANGUAGE SPOKEN AT HOME

Spanish	26%
English	40%
Other Indo-European Languages	4%
Asian & Pacific Island Languages	31%
Other	0.4%

RACE & ETHNICITY

Two or More	3%
Other	1%
Asian	33%
Hispanic/Latino	28%
White	22%
African American	12%
American Indian/Alaska Native	0.4%
Native Hawaiian/Pacific Islander	0%
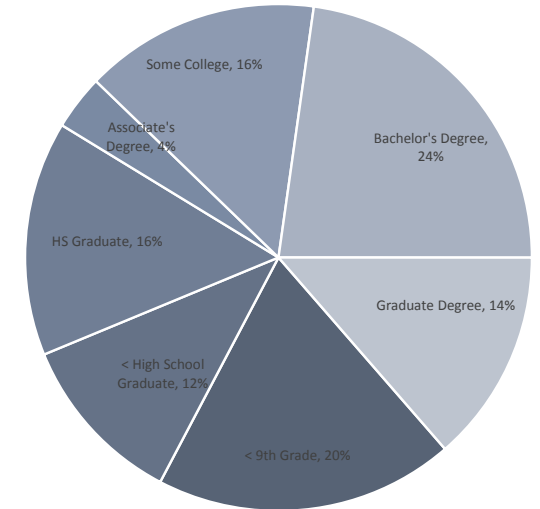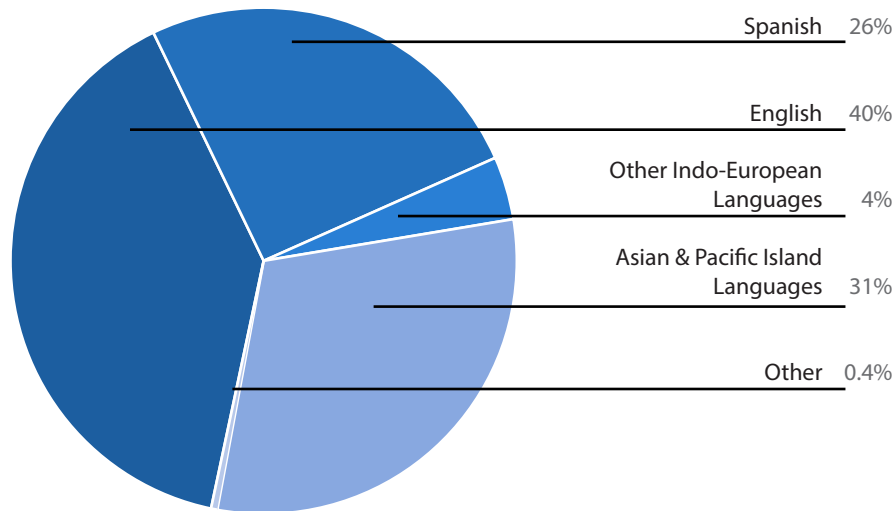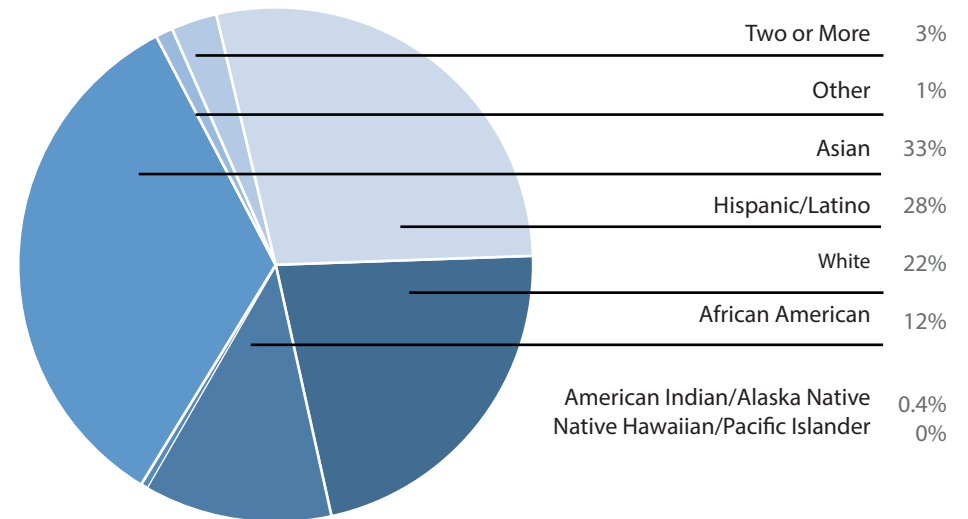
2nd & BROADWAY | economic profile

JOBS & EMPLOYMENT

4,348 Employed Workers

= 1,000 Employed Workers

169,628 Jobs

= 2,000 Jobs

AVERAGE COMMUTE TIME	JOB DENSITY	JOB INTENSITY	JOBS/HOUSING BALANCE
27 minutes	**339** Jobs/Acre	**39** Jobs/Employed Worker	**27** Jobs/Housing Unit
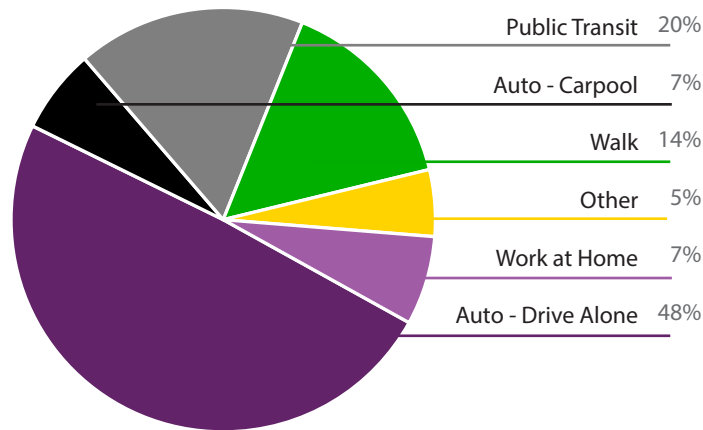
COMMUTING OPTIONS
Percent of Workers Over the Age of 16

Public Transit	20%
Auto - Carpool	7%
Walk	14%
Other	5%
Work at Home	7%
Auto - Drive Alone	48%

TOP INDUSTRIES
Percent of Employed Workers by Industry

MEDIAN EARNINGS
Of Top Industries
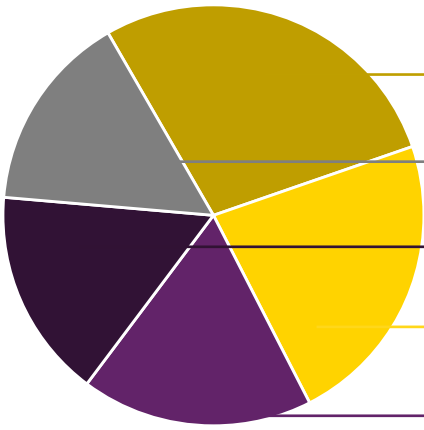
Industry	%	Median Earnings
Arts, Entertainment, Recreation, Accommodation & Food Services	16%	$31,551
Retail Trade	9%	$24,712
Information	9%	$73,504
Educational Services, Health Care & Social Assistance	13%	$37,757
Professional, Scientific, Administrative & Waste Management	10%	$64,041

2nd & BROADWAY | general plan land use

Legend:
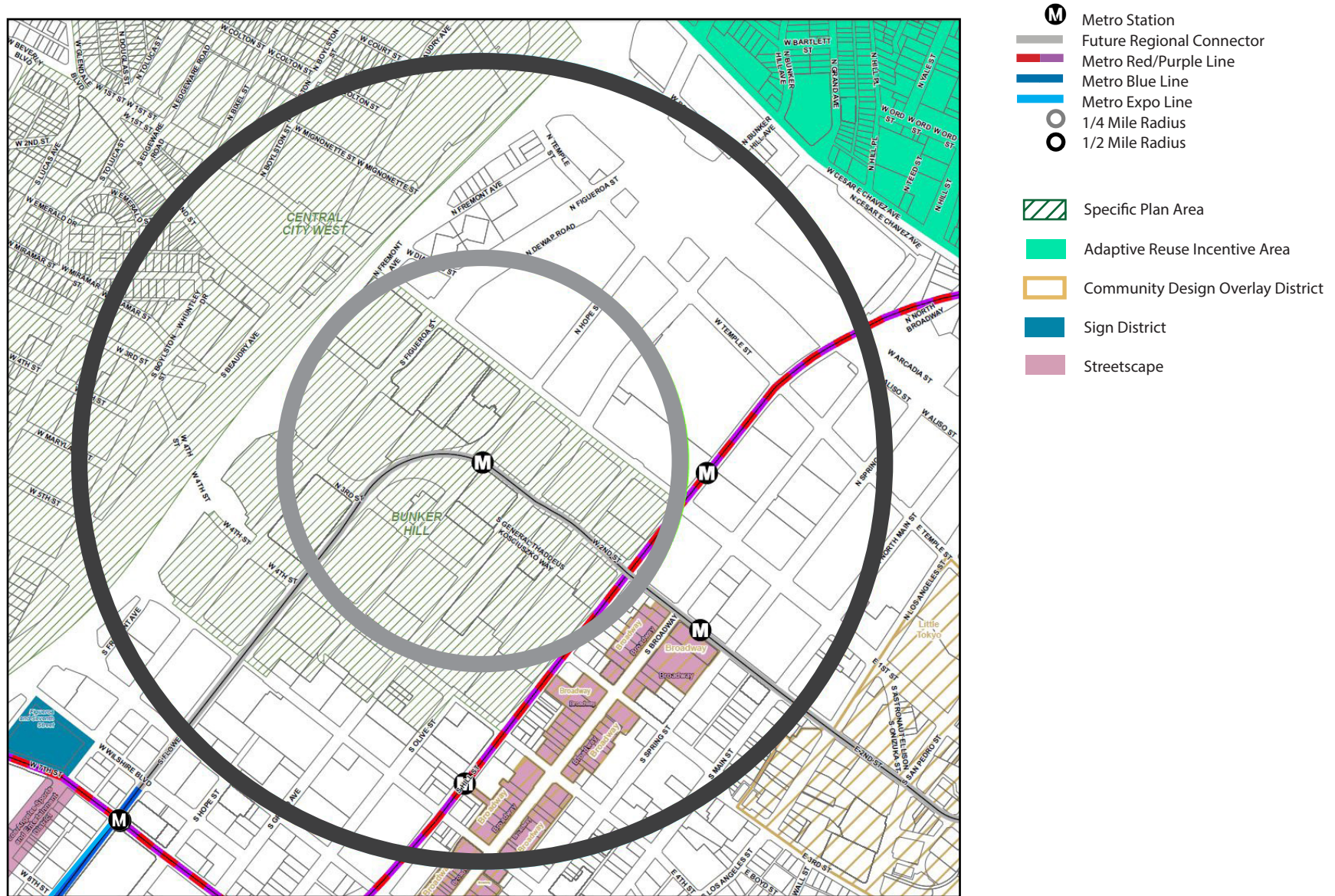
- Ⓜ Metro Station
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- Metro Gold Line
- ◯ 1/4 Mile Radius
- ◉ 1/2 Mile Radius

Residential
- High Medium

Commercial
- Community Commercial
- Regional Commercial
- Regional Center Commercial

Industrial
- Commercial Manufacturing
- Light Manufacturing
- Heavy Manufacturing

Other
- Open Space
- Other Public Open Space
- Public Facilities
- Public Facilities Freeways

Pie chart — Percentage of Land Area:
- Regional Center Commercial, 45%
- Regional Commercial, 2%
- Community Commercial, 8%
- High Medium, 2%
- Light Manufacturing, 1%
- OS, 5%
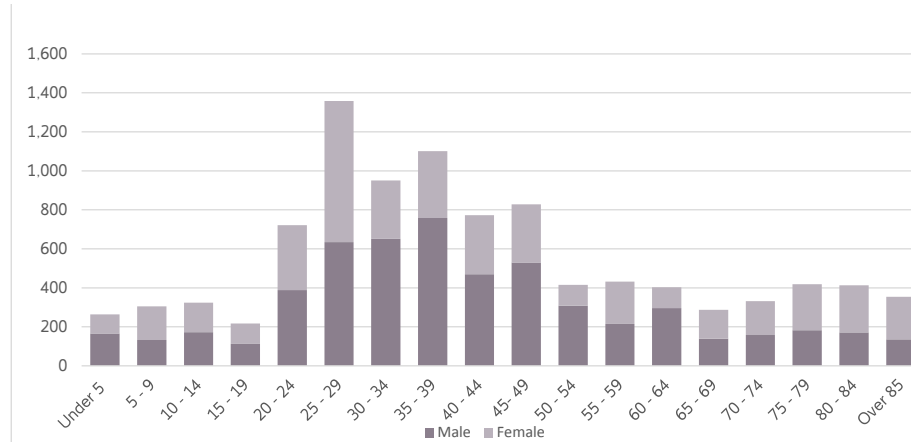- Other Public OS, 2%
- Public Facilities, 33%
- Freeways, 3%

2nd & BROADWAY | zoning

Legend:

- Ⓜ Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Expo Line
- Metro Gold Line
- 1/4 Mile Radius
- 1/2 Mile Radius

Residential
- Multiple Family Residential

Commercial
- Commercial

Industrial
- Manufacturing

Other
- Open Space
- Public Facilities

Pie chart values:
- PF, 35.56%
- OS, 5.15%
- M2, 0.96%
- C5, 2.77%
- C4, 14.93%
- R5, 11.50%
- C2, 28.98%

2nd & BROADWAY | existing land use

Legend:

- (M) Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Expo Line
- Metro Gold Line
- 1/4 Mile Radius
- 1/2 Mile Radius

Residential
- Multiple Family Residential

Commercial
- Commercial
- Mixed-Use

Industrial
- Industrial/Manufacturing

Other
- Open Space
- Institutional
- Parking
- Public Facilities
- Unknown
- Vacant

Pie chart:
- Unknown, 25%
- Vacant, 3%
- Commercial, 11%
- Industrial, 2%
- Institutional, 4%
- Mixed-Use, 3%
- Multi Family Residential, 8%
- Parking, 13%
- Public Facilities, 30%

2nd & BROADWAY | transit service

Legend:
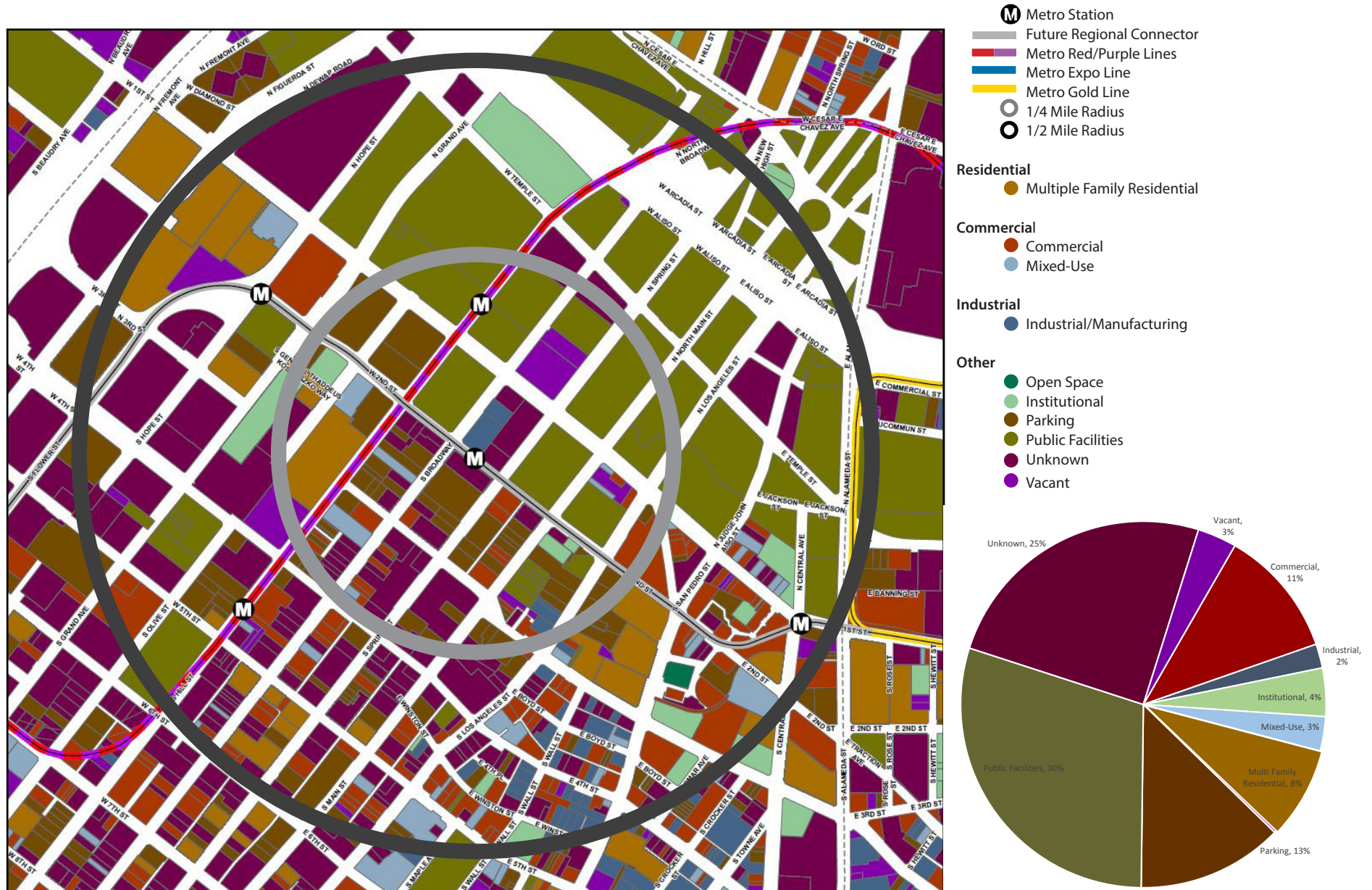
- Ⓜ Metro Station
- ▬ Future Regional Connector
- ▬ Metro Red/Purple Lines
- ▬ Metro Expo Line
- ▬ Metro Gold Line
- ◯ 1/4 Mile Radius
- ◉ 1/2 Mile Radius

- ⚠ Metro Bus Stop

- ▬ Metro Standard Service Bus Line
- ▬ Metro Rapid Service Bus Line
- ▬ Future Bicycle Lane
- ▬ Future Bicycle Route
- ▬ Bicycle Friendly Street

STATION AREA AVERAGE BUS BOARDINGS/ALIGHTINGS

20,790

21,775

STATION WALKSCORE*

95

Walker's Paradise

*Based on results from www.walkscore.com

2nd & BROADWAY | traffic patterns
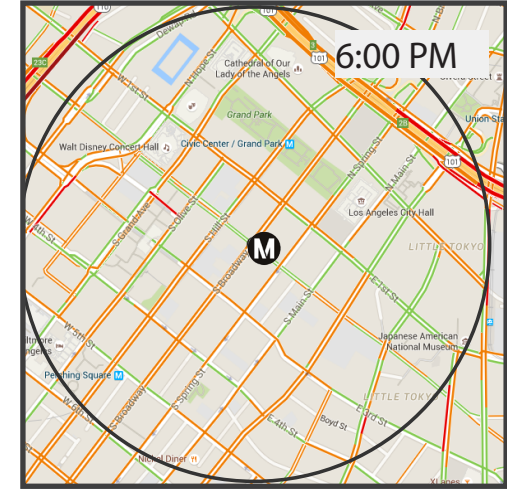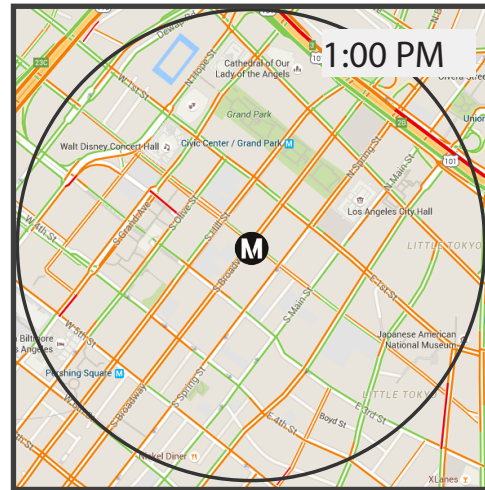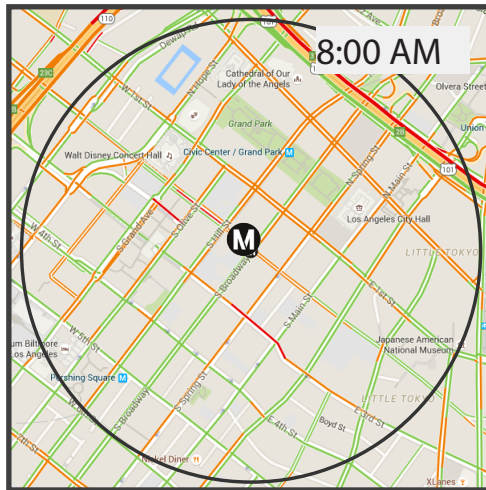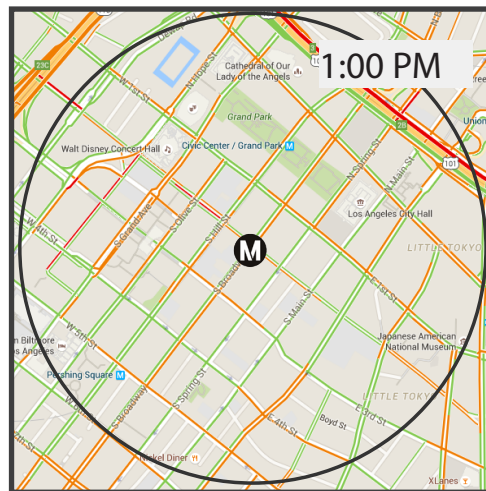
WEEKDAY TRAFFIC PATTERNS

8:00 AM

1:00 PM

6:00 PM

WEEKEND TRAFFIC PATTERNS

1:00 PM

Ⓜ Metro Station

◯ 1/2 Mile Radius

Fast ▬▬ ▬▬ ▬▬ ▬▬ Slow

These maps are based on Google Maps' "Typical Traffic" data results.
The patterns show Mondays (Weekdays) and Sundays (Weekend).
Data from www.maps.google.com.

2nd & BROADWAY | street designations
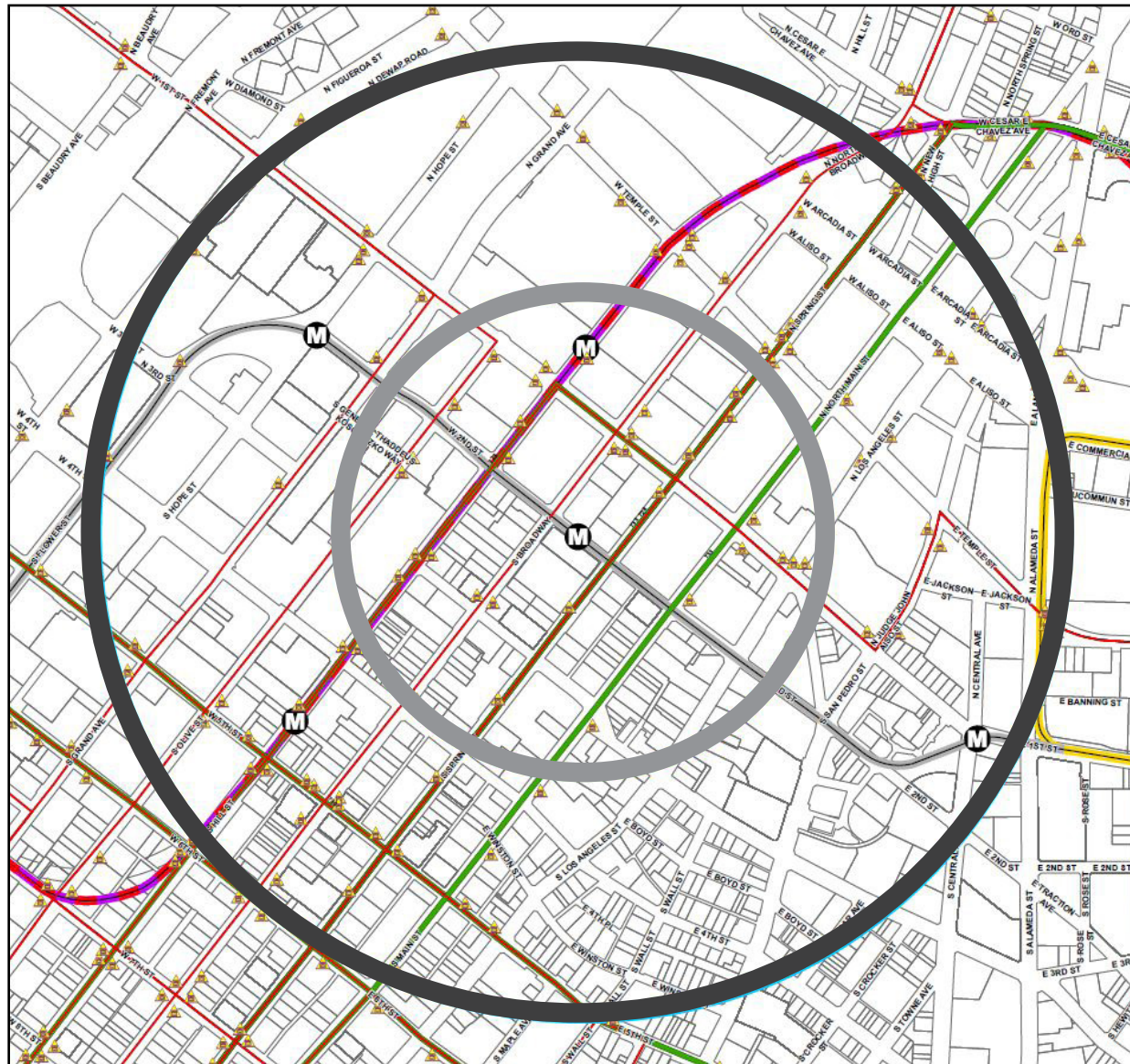

Legend:

- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Expo Line
- Metro Gold Line
- ◯ 1/4 Mile Radius
- ⬤ 1/2 Mile Radius

- Avenue I
- Avenue II
- Avenue III
- Boulevard II
- Collector
- Local - Standard
- Pedestrian Walk
- Private Street
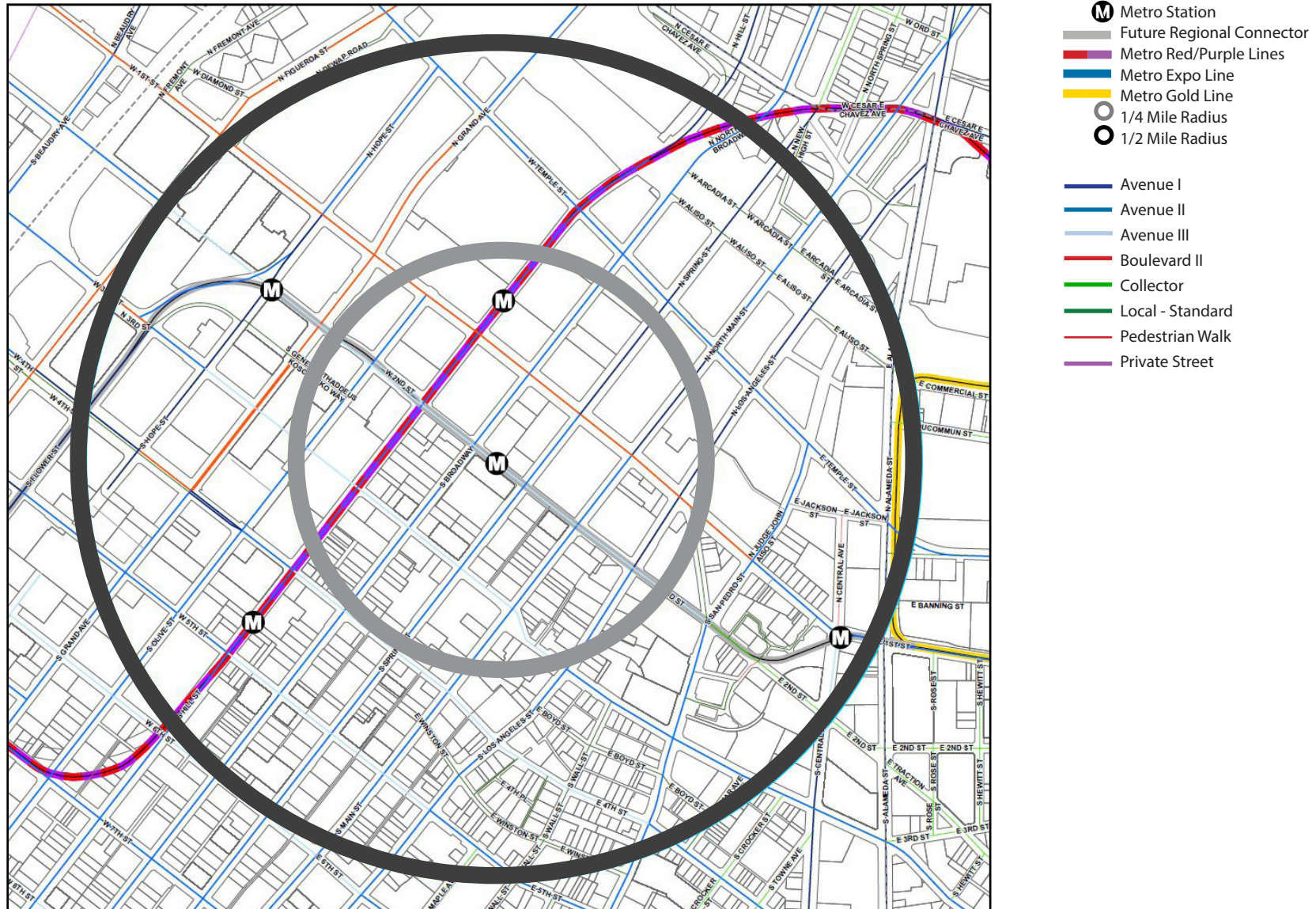
2nd & BROADWAY | housing

NUMBER OF UNITS

= 500 Units

336 Owner-occupied Units   6%

5,003 Renter-occupied Units   94%

918 Vacant Units   15%

6,257 Total Units
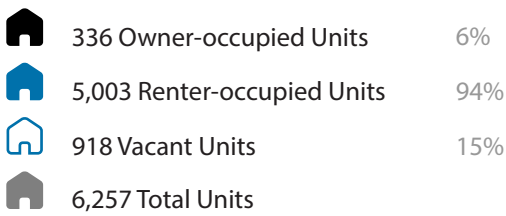
MEDIAN GROSS RENT
RENTER-OCCUPIED UNITS

$899

MEDIAN HOME VALUE
OWNER-OCCUPIED UNITS

$347,740

MEDIAN HOUSEHOLD INCOME

$23,643

AFFORDABLE HOUSING
HUD SUBSIDIZED UNITS
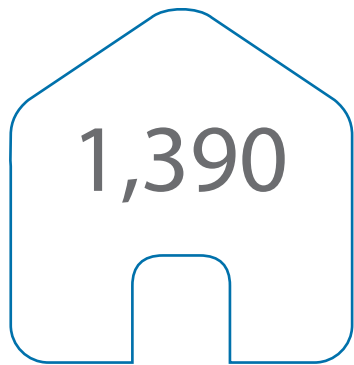
1,390

VEHICLES PER HOUSEHOLD
NUMBER AVAILABLE TO OCCUPIED UNITS

2 Cars   27%

3 Cars   4%

0 Cars   16%

1 Car   53%

AVERAGE HOUSEHOLD SIZE

1.75
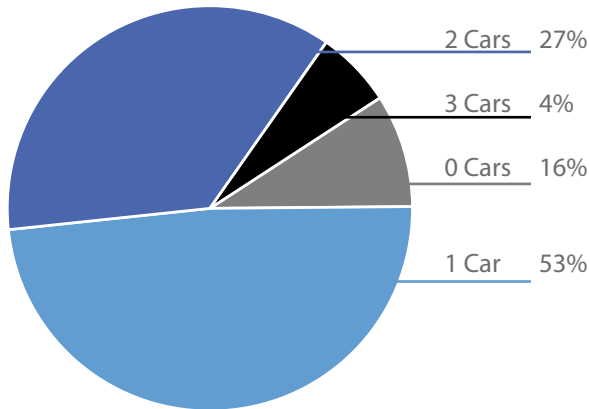
Certain census tracts had a recorded median gross rent and median home value as "$2,000+" and "$1,000,000+" respectively.
For the purpose of this analysis, those values were rounded to $2,000 and $1,000,000.

2nd & BROADWAY | opportunity sites
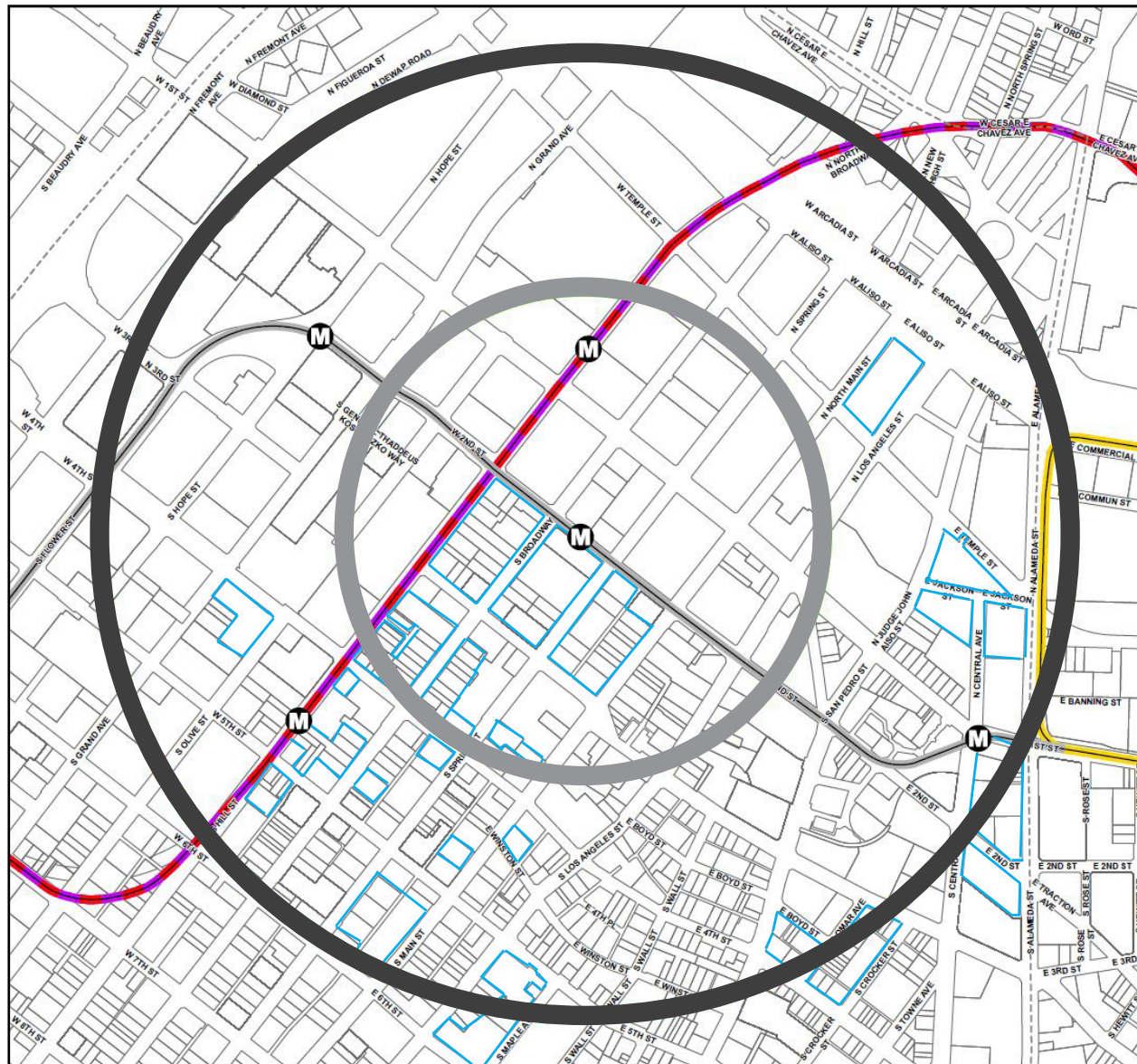
Legend:

- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Expo Line
- Metro Gold Line
- ○ 1/4 Mile Radius
- ◉ 1/2 Mile Radius

☐ Opportunity Site
An "opportunity site" has been identified as having the potential to redevelop into transit-supportive uses in the near future. Factors include existing level of development, property ownership, property conditions, existing use, historic significance, lot size, station proximity, viability of existing uses and market demand.

2nd & BROADWAY | historic resources
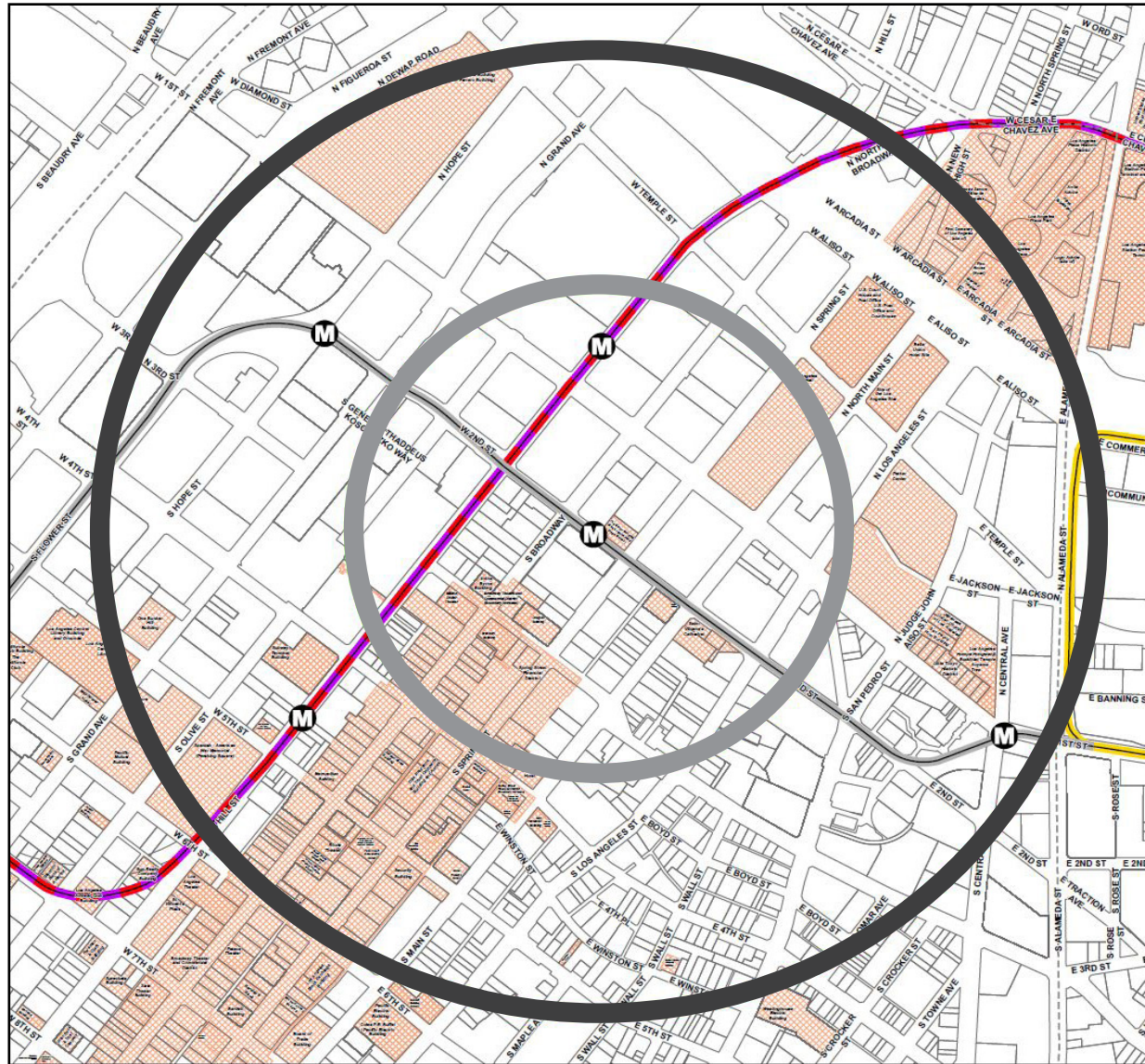
Legend:
- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Expo Line
- Metro Gold Line
- 1/4 Mile Radius
- 1/2 Mile Radius

Historic-Cultural Monument
Includes sites designated by the National Register of Historic Places, California Register of Historical Resources and by the City of Los Angeles Cultural Heritage Commission.

2nd & BROADWAY | public services & amenities

Legend:

- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Expo Line
- Metro Gold Line
- ◯ 1/4 Mile Radius
- ⬤ 1/2 Mile Radius

- Parks and Gardens
- Los Angeles Public Library
- Health Center
- Health Clinic
- Hospital & Medical Center
- Fire Station
- Law Enforcement Station
- Private or Charter School
- Public High School
- College/University
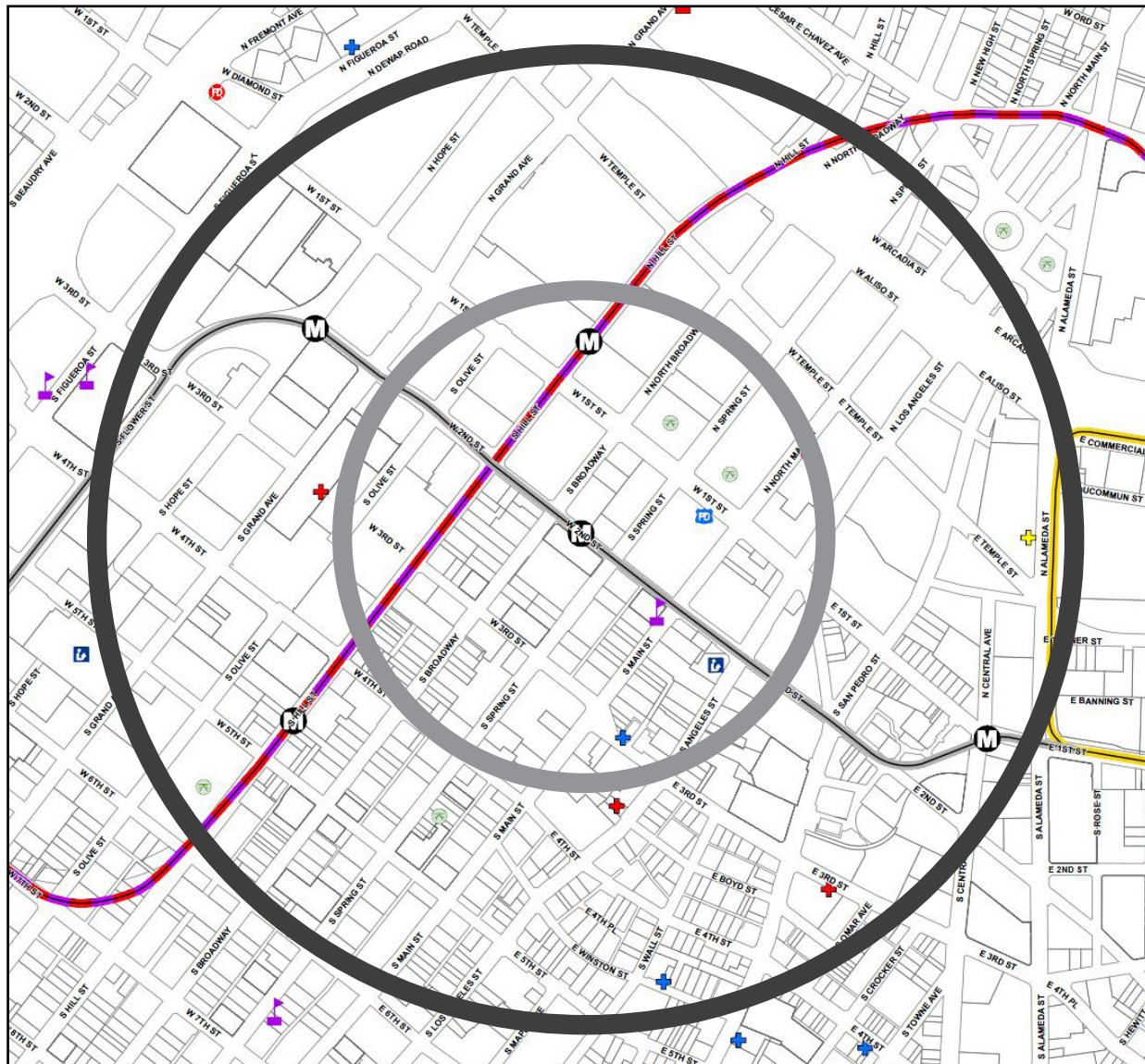
2nd & BROADWAY | planning overlays

Legend:

- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Expo Line
- Metro Gold Line
- ○ 1/4 Mile Radius
- ⊙ 1/2 Mile Radius
- Specific Plan Area
- Adaptive Reuse Incentive Area
- Community Design Overlay District
- River Improvement Overlay District
- Streetscape

1st & CENTRAL | aerial map

M Metro Station
Future Regional Connector
Metro Red/Purple Lines
Metro Gold Line
1/4 Mile Radius
1/2 Mile Radius

Image Source: Tal Harari

Image Source: Prayitno

1st & CENTRAL | building footprints

Legend:
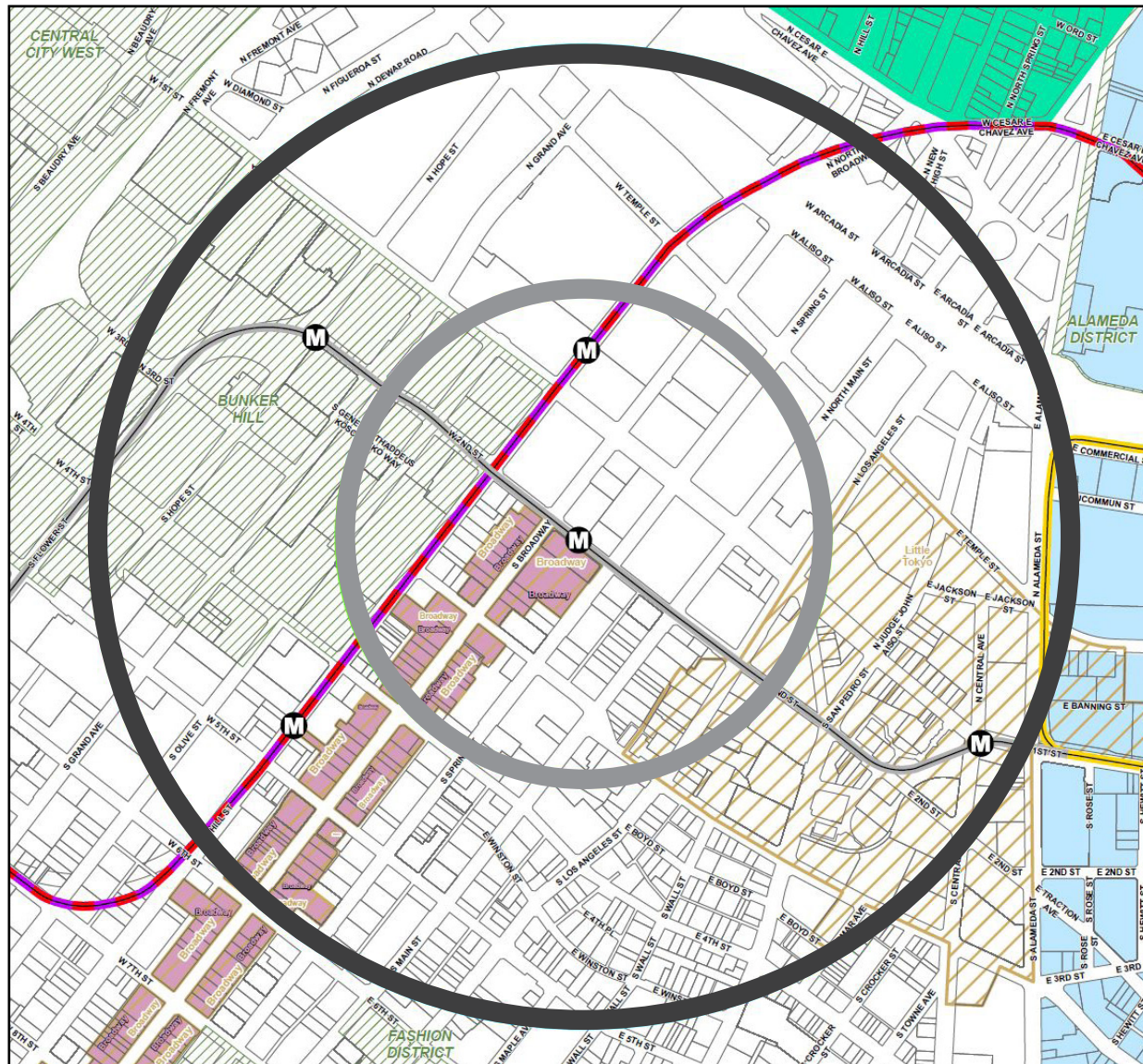- Ⓜ Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Gold Line
- ◯ 1/4 Mile Radius
- ◯ 1/2 Mile Radius
- Building Footprints
- Building Footprints within 1/4 Mile of the Station

1st & CENTRAL | demographics

POPULATION BY AGE & SEX

Legend: Male, Female

TOTAL POPULATION

6,230

EDUCATIONAL ATTAINMENT

- Some College, 19%
- Bachelor's Degree, 20%
- Associate's Degree, 5%
- Graduate Degree, 9%
- HS Graduate, 18%
- < High School Graduate, 12%
- < 9th Grade, 8%

LANGUAGE SPOKEN AT HOME

- Spanish 20%
- English 55%
- Other Indo-European Languages 3%
- Asian & Pacific Island Languages 21%
- Other 0.3%

RACE & ETHNICITY

- African American 16%
- White 58%
- Other 13%
- Two or More 9%
- Hispanic/Latino 3%
- American Indian/Alaska Native 0.2%
- Native Hawaiian/Pacific Islander 0.1%
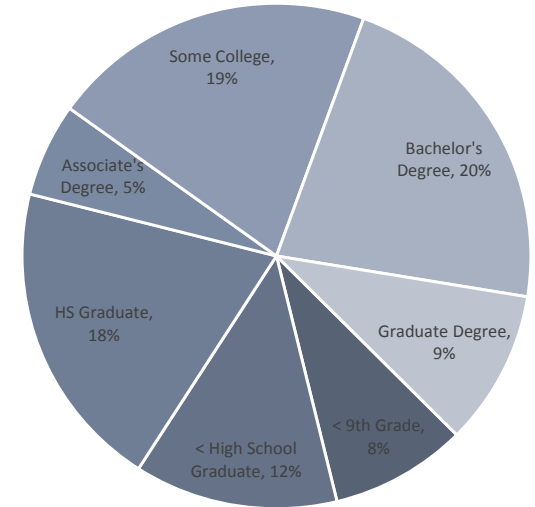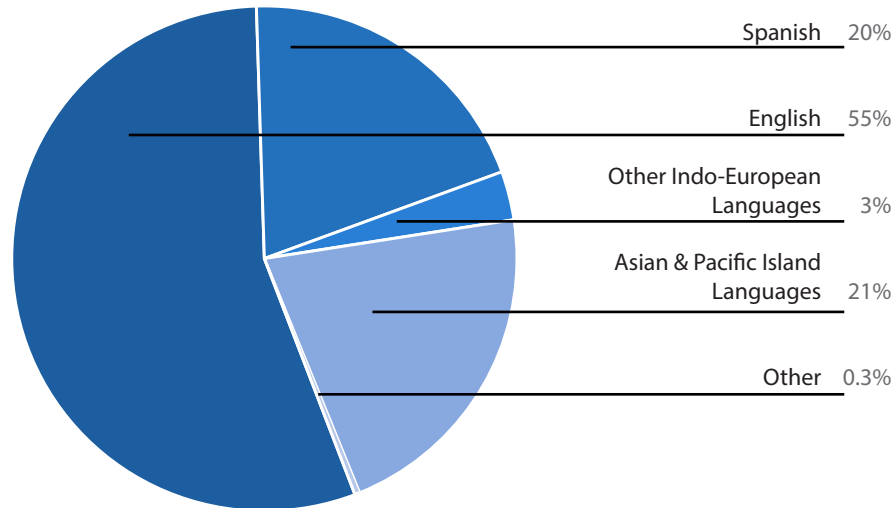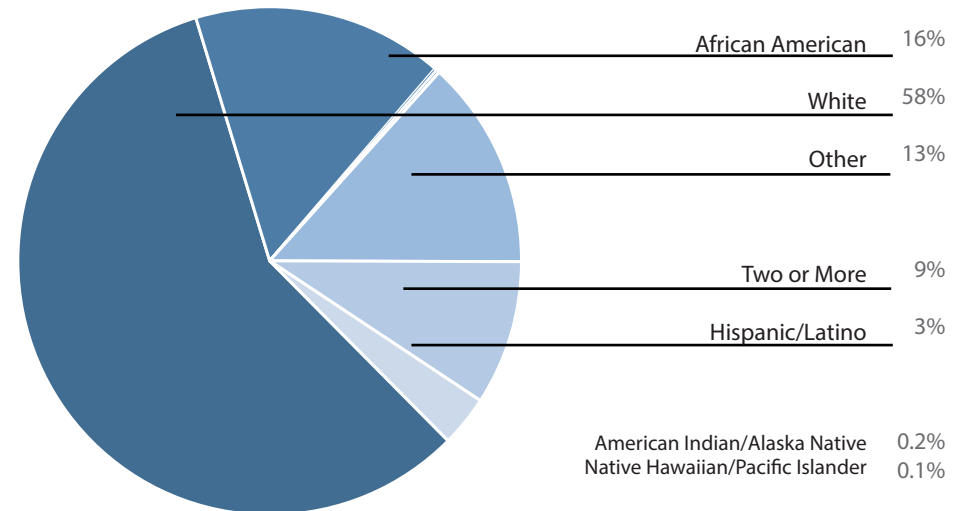
1st & CENTRAL | economic profile

JOBS & EMPLOYMENT

1,980 Employed Workers

= 1,000 Employed Workers

60,179 Jobs

= 2,000 Jobs

AVERAGE COMMUTE TIME	JOB DENSITY	JOB INTENSITY	JOBS/HOUSING BALANCE
28 minutes	**120** Jobs/Acre	**30.4** Jobs/Employed Worker	**16.57** Jobs/Housing Unit
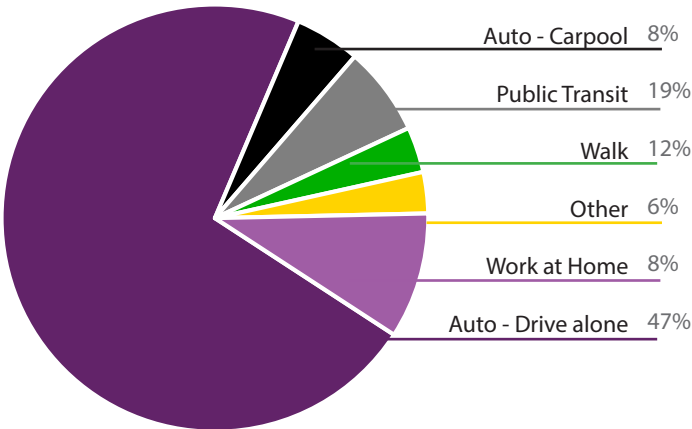
COMMUTING OPTIONS
Percent of Workers Over the Age of 16

Auto - Carpool	8%
Public Transit	19%
Walk	12%
Other	6%
Work at Home	8%
Auto - Drive alone	47%

TOP INDUSTRIES
Percent of Employed Workers by Industry

MEDIAN EARNINGS
Of Top Industries

Industry	%	Median Earnings
Educational Services, Health Care & Social Assistance	14%	$38,907
Manufacturing	9%	$39,900
Arts, Entertainment, Recreation, Accommodation and Food Services	13%	$22,802
Retail Trade	9%	$22,222
Professional, Scientific, Administrative and Waste Management Services	16%	$55,191
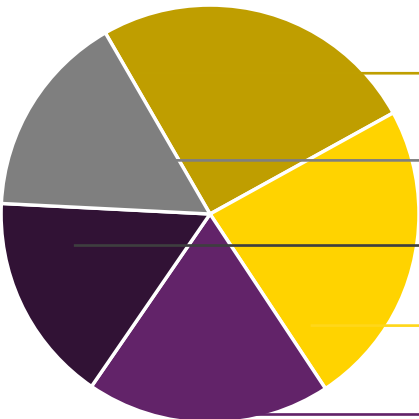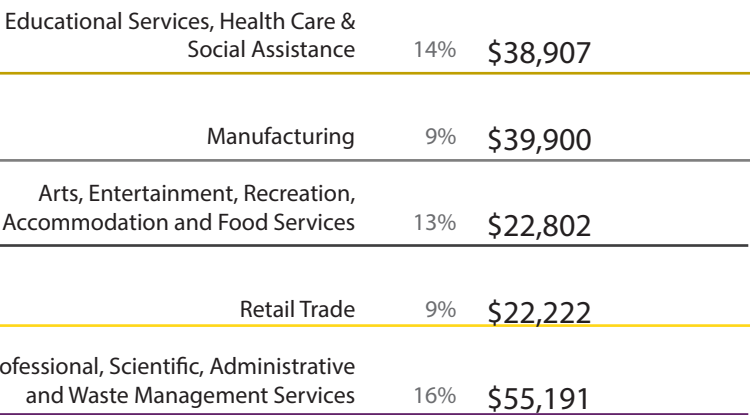
1st & CENTRAL | general plan land use

Legend:

- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
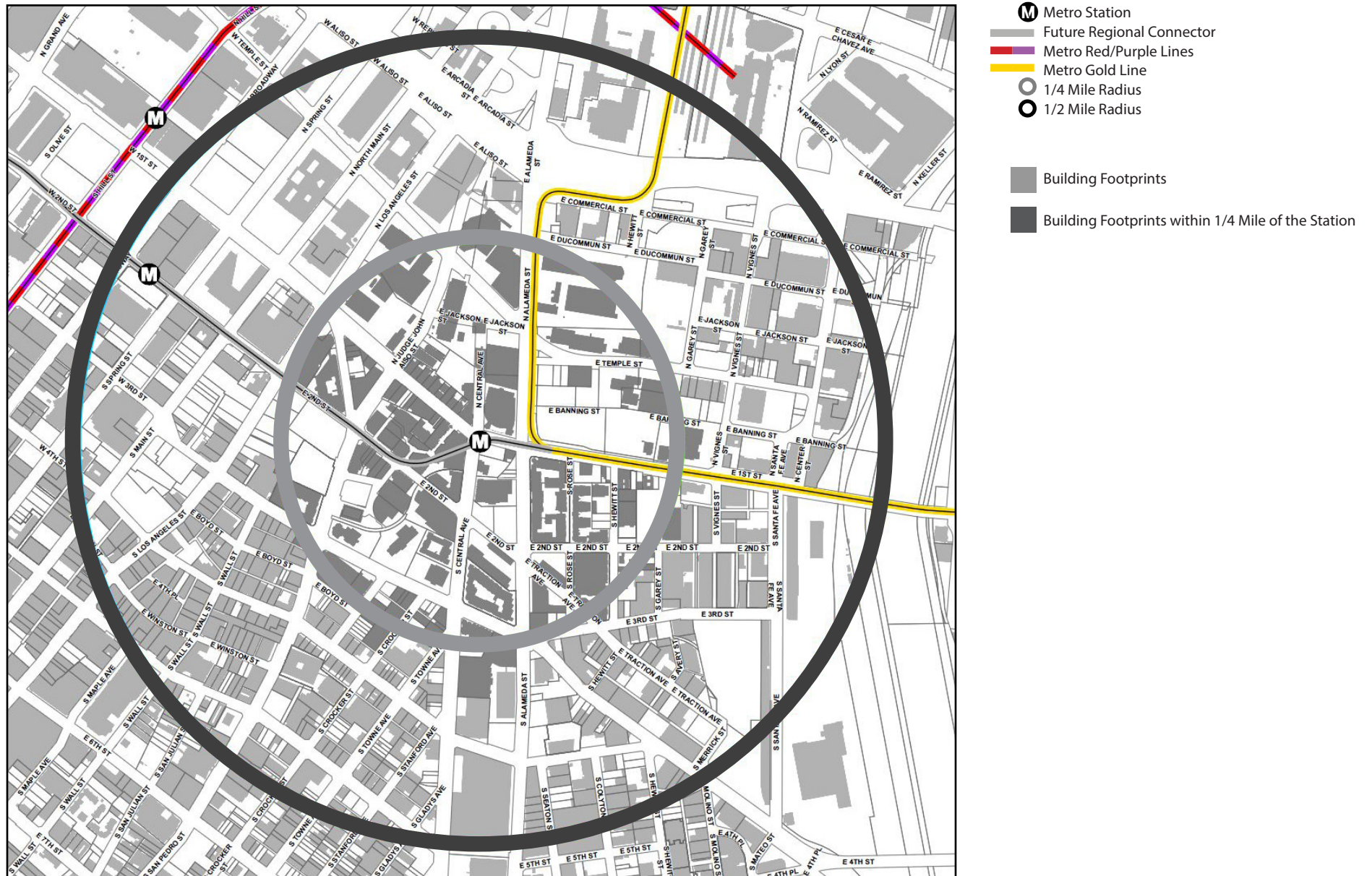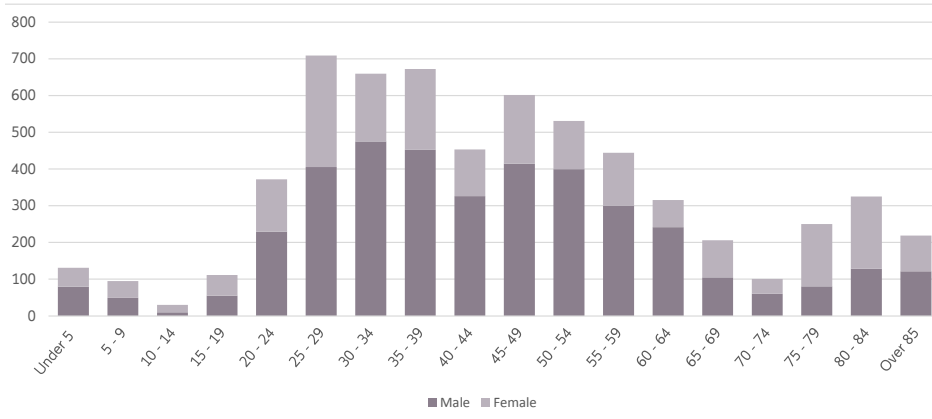- Metro Gold Line
- 1/4 Mile Radius
- 1/2 Mile Radius

Residential
- High Medium

Commercial
- Community Commercial
- Regional Commercial
- Regional Center Commercial

Industrial
- Commercial Manufacturing
- Light Manufacturing
- Heavy Manufacturing

Other
- Open Space
- Other Public Open Space
- Public Facilities
- Public Facilities Freeways

Pie chart — Percentage of Land Area:
- Freeways, 4%
- High Medium, 2%
- Community Commercial, 8%
- Regional Center Commercial, 20%
- Regional Commercial
- Commercial Manufacturing, 4%
- Light Manufacturing, 11%
- Heavy Manufacturing, 19%
- OS, 2%
- Other Public OS, 2%
- Public Facilities, 24%
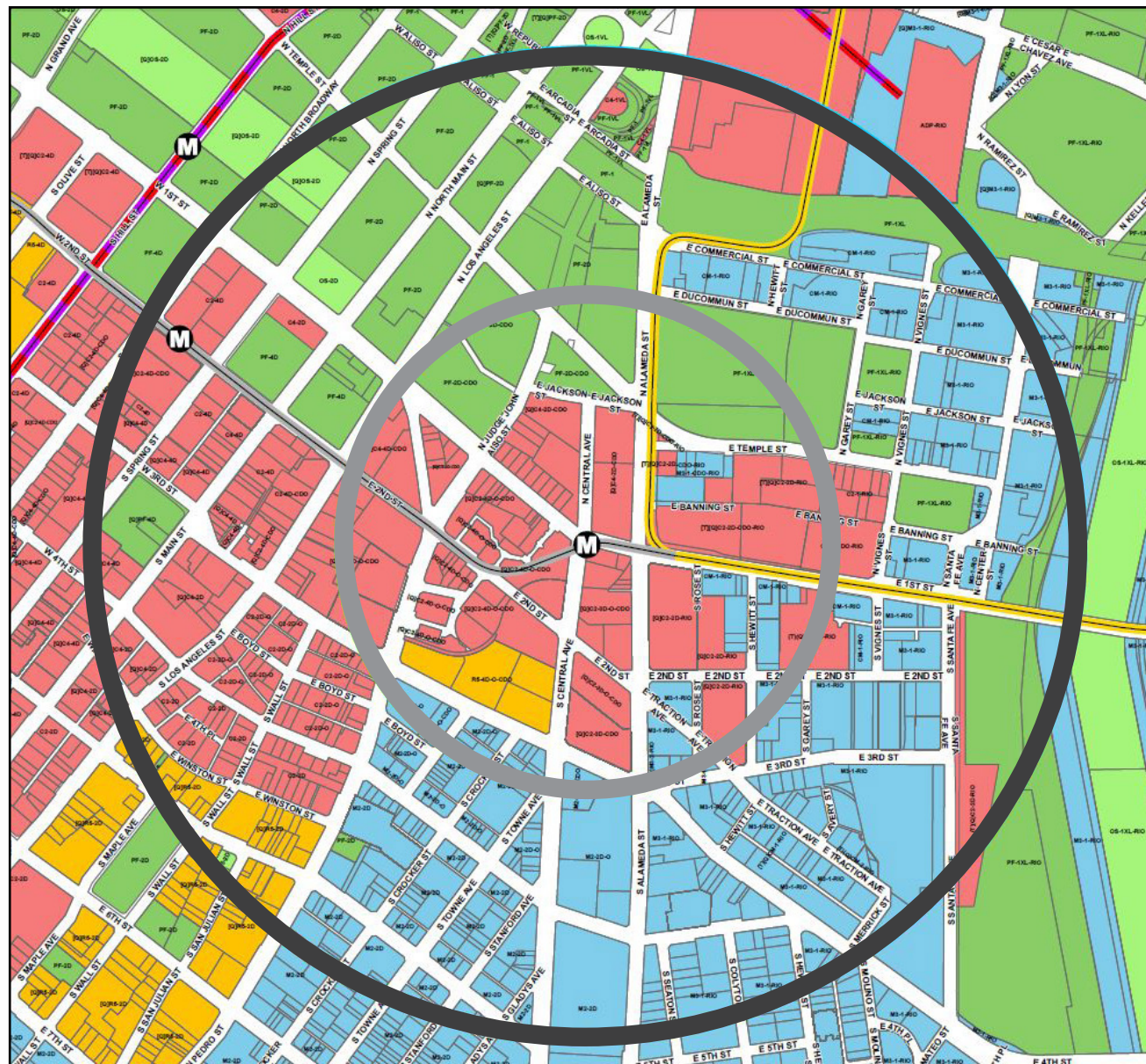
1st & CENTRAL | zoning

Legend:

- Ⓜ Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Gold Line
- 1/4 Mile Radius
- 1/2 Mile Radius
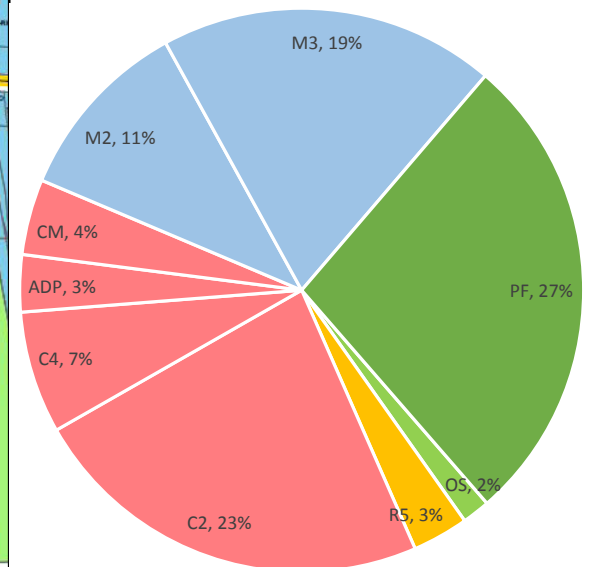
Residential
- Multiple Family Residential

Commercial
- Commercial

Industrial
- Manufacturing

Other
- Open Space
- Public Facilities

Pie chart: M3, 19% | M2, 11% | CM, 4% | ADP, 3% | C4, 7% | C2, 23% | R5, 3% | OS, 2% | PF, 27%

1st & CENTRAL | existing land use

Legend:

Metro Station
Future Regional Connector
Metro Red/Purple Lines
Metro Gold Line
1/4 Mile Radius
1/2 Mile Radius

Residential
- Single Family Residential
- Multiple Family Residential

Commercial
- Commercial
- Mixed-Use

Industrial
- Industrial/Manufacturing

Other
- Open Space
- Institutional
- Parking
- Public Facilities
- Unknown
- Vacant

Pie chart values:
- Commercial, 10%
- Industrial, 13%
- Institutional, 4%
- Mixed-Use, 2%
- Multi Family Residential, 6%
- Parking, 11%
- Public Facilities, 25%
- Unknown, 23%
- Vacant, 6%

1st & CENTRAL | transit service
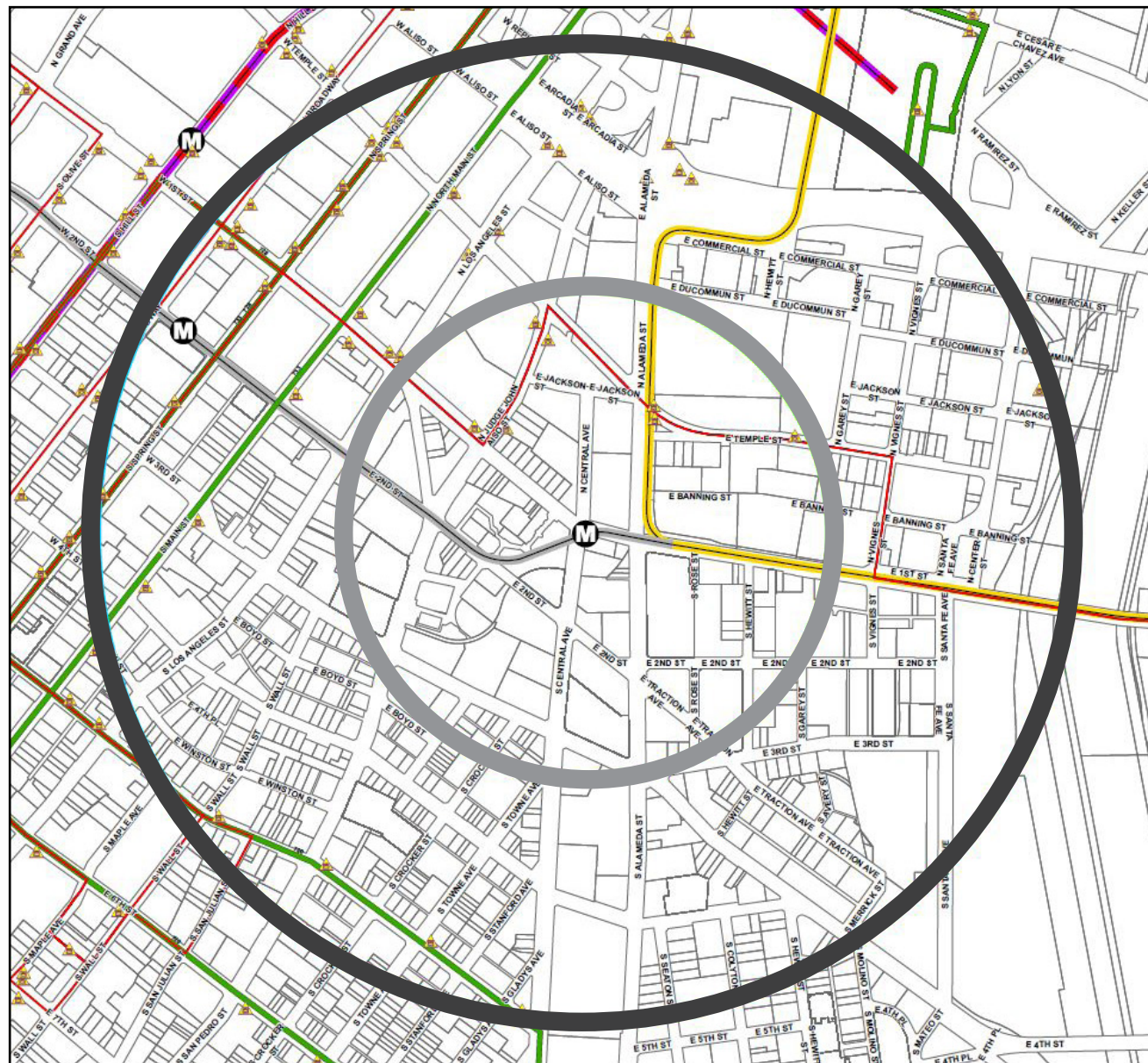
Legend

- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Gold Line
- ◯ 1/4 Mile Radius
- ⬤ 1/2 Mile Radius

- ⚠ Metro Bus Stop
- **Metro Standard Service Bus Line**
- **Metro Rapid Service Bus Line**
- **Future Bicycle Lane**
- **Future Bicycle Route**
- **Bicycle Friendly Street**

STATION AREA AVERAGE BUS BOARDINGS/ALIGHTINGS
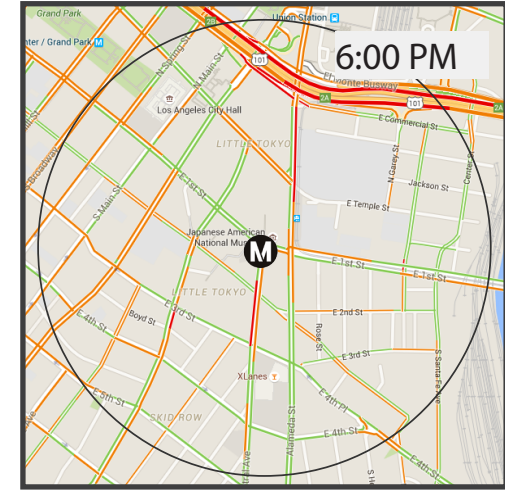
1,431

1,407

STATION WALKSCORE*

96

Walker's Paradise

*Based on results from www.walkscore.com

1st & CENTRAL | traffic patterns
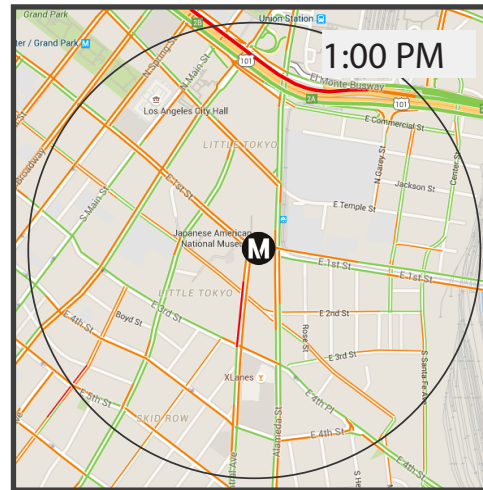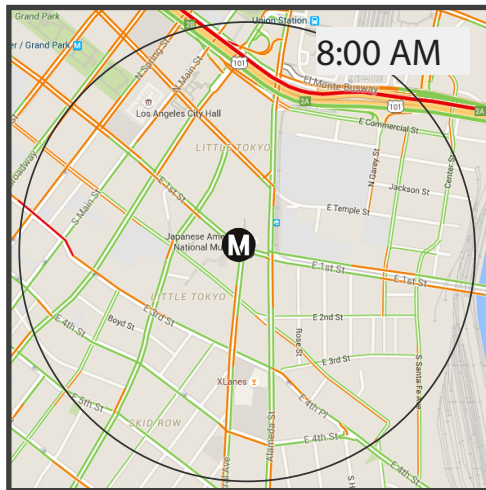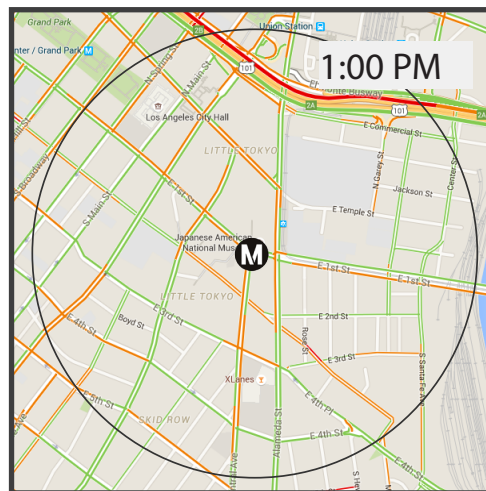
WEEKDAY TRAFFIC PATTERNS

8:00 AM

1:00 PM

6:00 PM

WEEKEND TRAFFIC PATTERNS

1:00 PM

M   Metro Station

◯   1/2 Mile Radius

Fast   ▮▮▮▮   Slow

These maps are based on Google Maps' "Typical Traffic" data results.
The patterns show Mondays (Weekdays) and Sundays (Weekend).
Data from www.maps.google.com.

1st & CENTRAL | street designations

Legend:
- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Gold Line
- 1/4 Mile Radius
- 1/2 Mile Radius

- Avenue I
- Avenue II
- Avenue III
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- Collector
- Local - Standard
- Pedestrian Walk
- Private Street
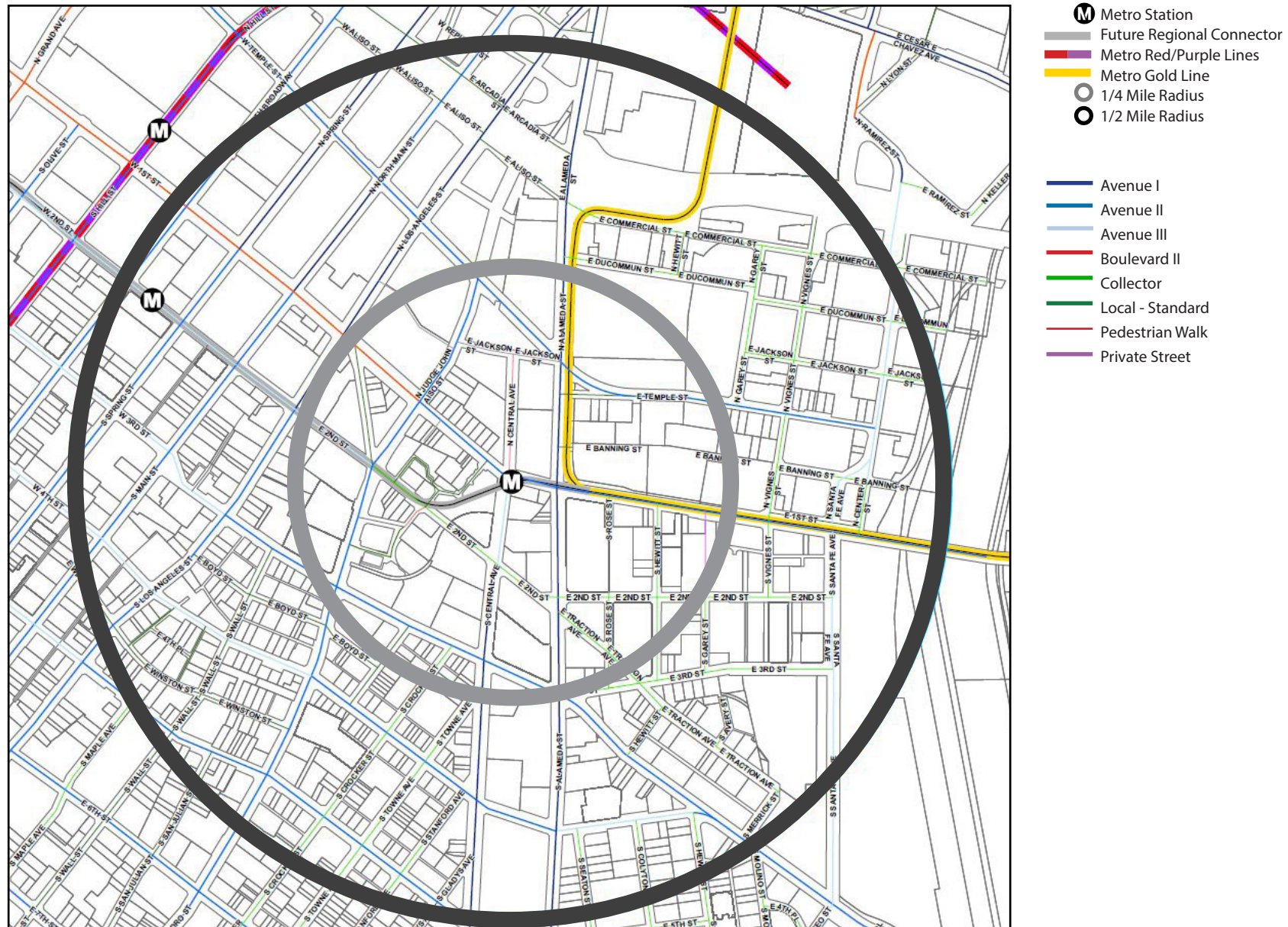
1st & CENTRAL | housing

NUMBER OF UNITS

= 500 Units

■	480 Owner-occupied Units	15%
■	2,636 Renter-occupied Units	85%
⌂	517 Vacant Units	14%
■	3,632 Total Units	

MEDIAN GROSS RENT
RENTER-OCCUPIED UNITS

$1,064

MEDIAN HOME VALUE
OWNER-OCCUPIED UNITS

$377,775

MEDIAN HOUSEHOLD INCOME

$18,531

AFFORDABLE HOUSING
HUD SUBSIDIZED UNITS
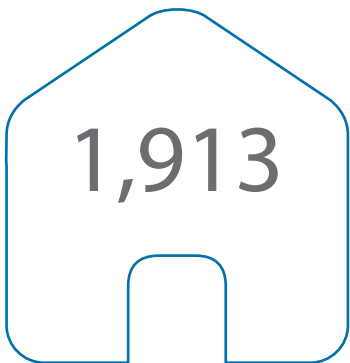
1,913

VEHICLES PER HOUSEHOLD
NUMBER AVAILABLE TO OCCUPIED UNITS

- 2 Cars 36%
- 3 Cars 6%
- 0 Cars 8%
- 1 Car 48%

AVERAGE HOUSEHOLD SIZE

1.57
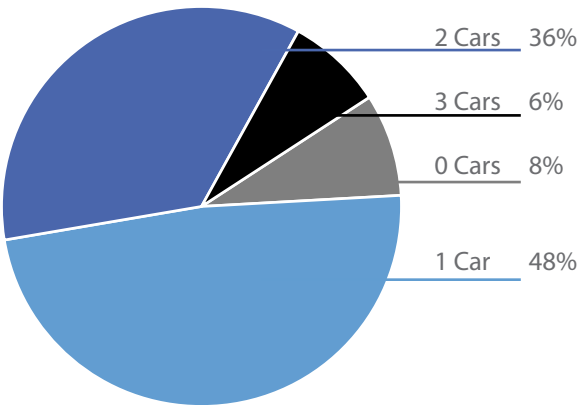
Certain census tracts had a recorded median gross rent and median home value as "$2,000+" and "$1,000,000+" respectively.
For the purpose of this analysis, those values were rounded to $2,000 and $1,000,000.

1st & CENTRAL | opportunity sites

Legend

M Metro Station
Future Regional Connector
Metro Red/Purple Lines
Metro Gold Line
1/4 Mile Radius
1/2 Mile Radius

Opportunity Site
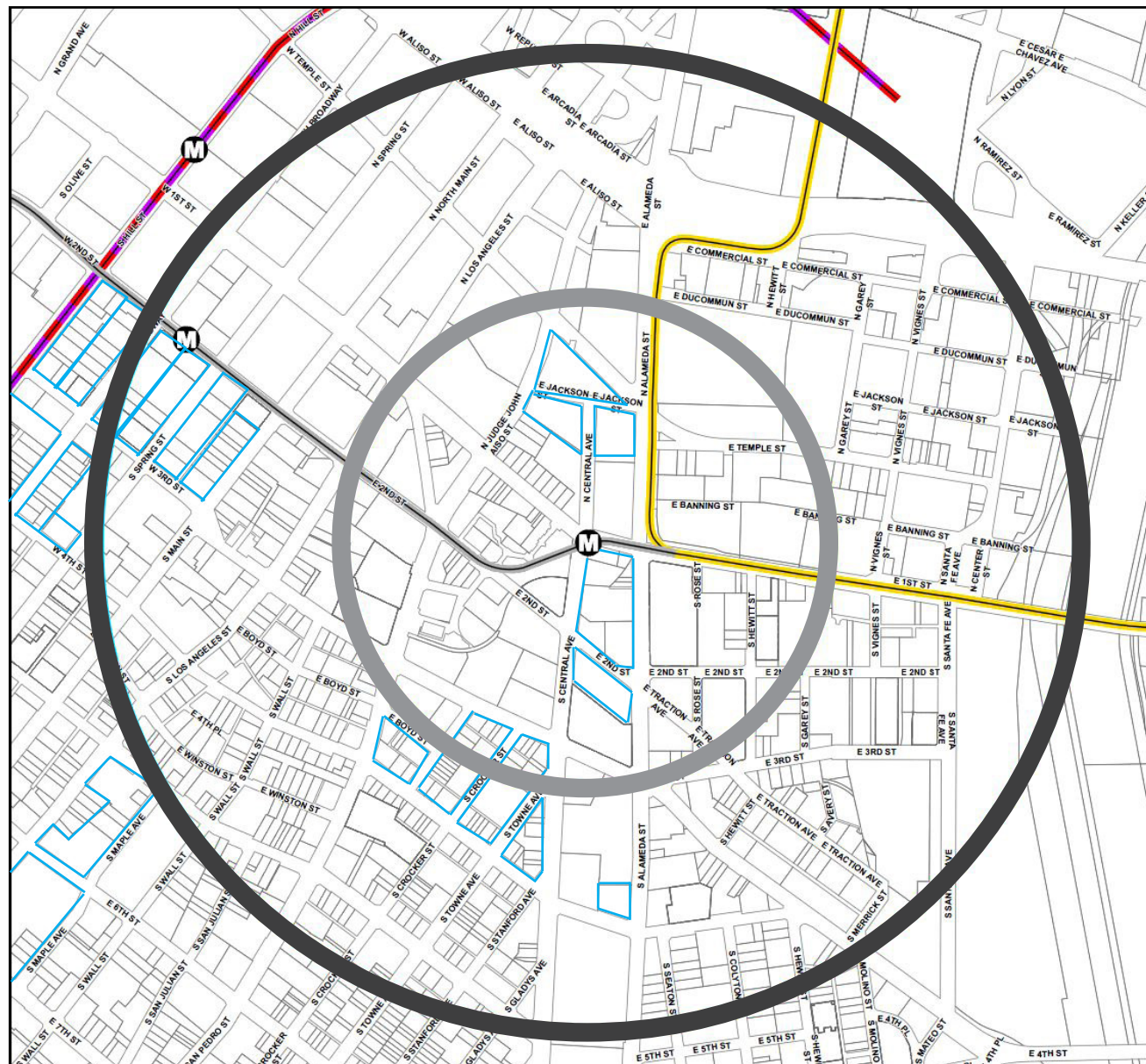An "opportunity site" has been identified as having the potential to redevelop into transit-supportive uses in the near future. Factors include existing level of development, property ownership, property conditions, existing use, historic significance, lot size, station proximity, viability of existing uses and market demand.

1st & CENTRAL | historic resources
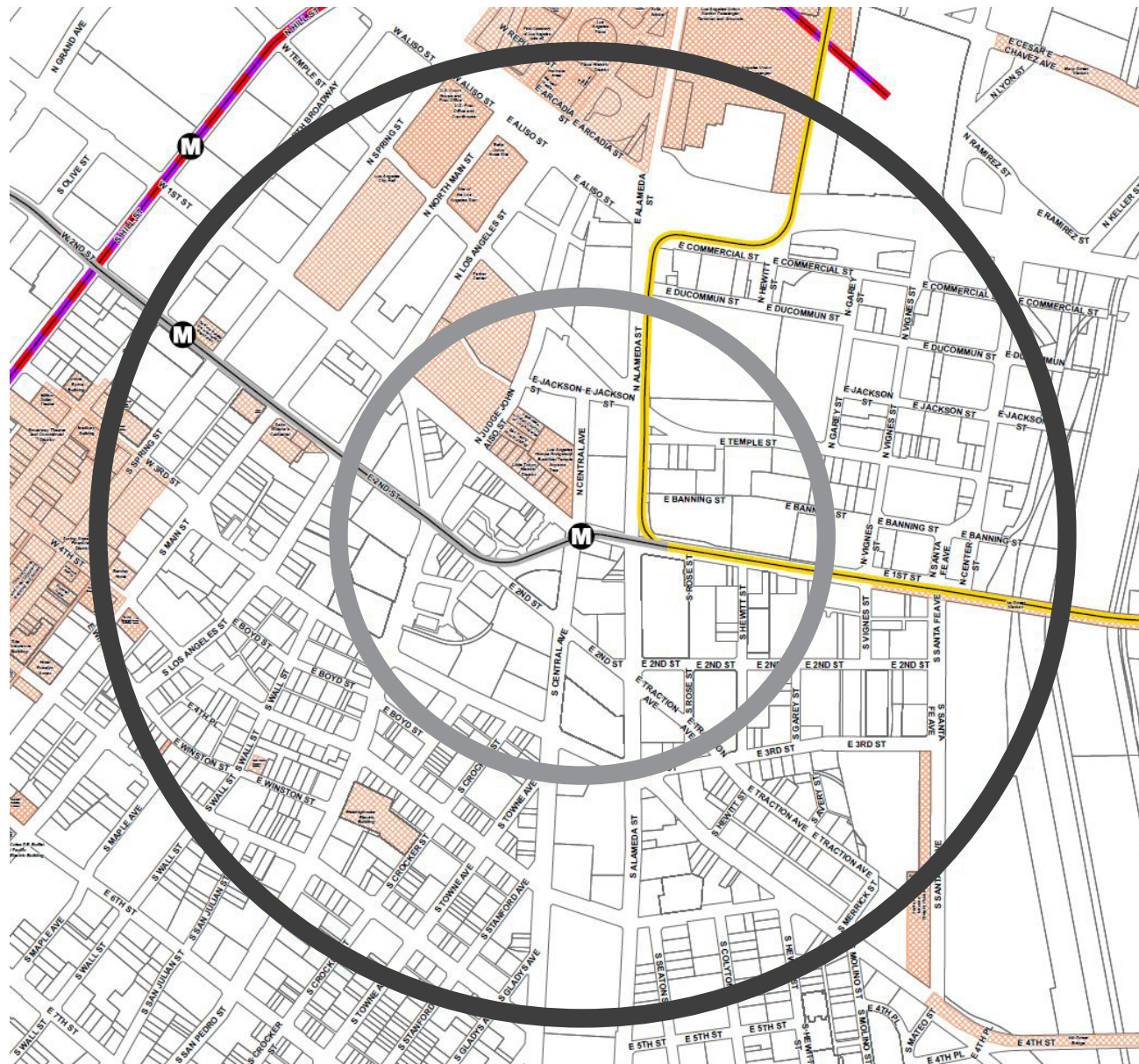
Metro Station
Future Regional Connector
Metro Red/Purple Lines
Metro Gold Line
1/4 Mile Radius
1/2 Mile Radius

Historic-Cultural Monument
Includes sites designated by the National Register of Historic Places, California Register of Historical Resources and by the City of Los Angeles Cultural Heritage Commission.

1st & CENTRAL | public services & amenities

Legend:
- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Gold Line
- 1/4 Mile Radius
- 1/2 Mile Radius

- Parks and Gardens
- Los Angeles Public Library
- Health Center
- Health Clinic
- Hospital & Medical Center
- Fire Station
- Law Enforcement Station
- Private or Charter School
- Public High School
- College/University

1st & CENTRAL | planning overlays
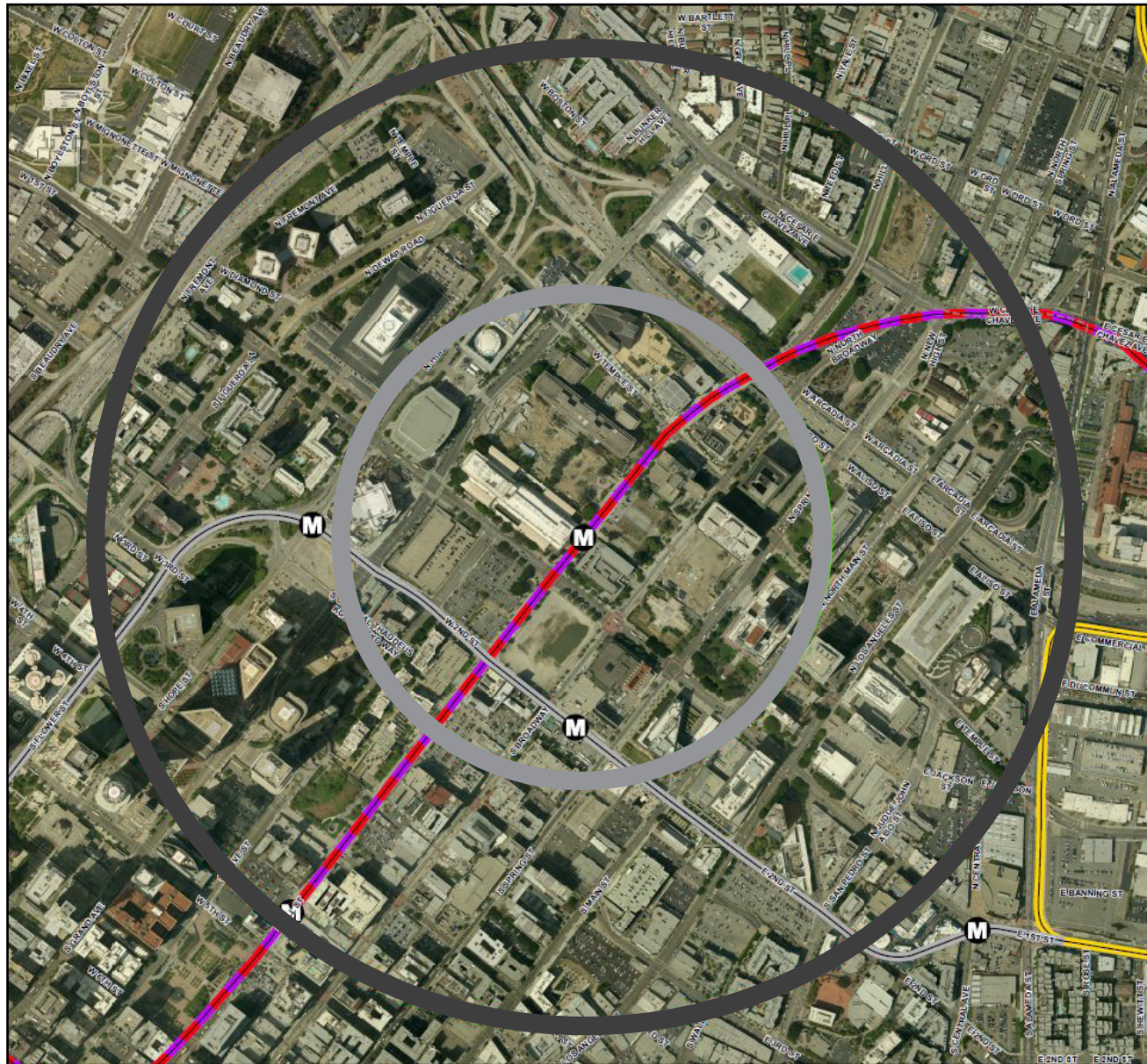
Legend:
- Ⓜ Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Gold Line
- 1/4 Mile Radius
- 1/2 Mile Radius

- Specific Plan Area
- Adaptive Reuse Incentive Area
- Community Design Overlay District
- River Improvement Overlay District
- Streetscape

CIVIC CENTER | aerial map

Metro Station
Future Regional Connector
Metro Red/Purple Lines
Metro Gold Line
1/4 Mile Radius
1/2 Mile Radius

Image Source: Kent Kanouse

Image Source: Flickr

CIVIC CENTER | building footprints

Legend:
- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Gold Line
- 1/4 Mile Radius
- 1/2 Mile Radius
- Building Footprints
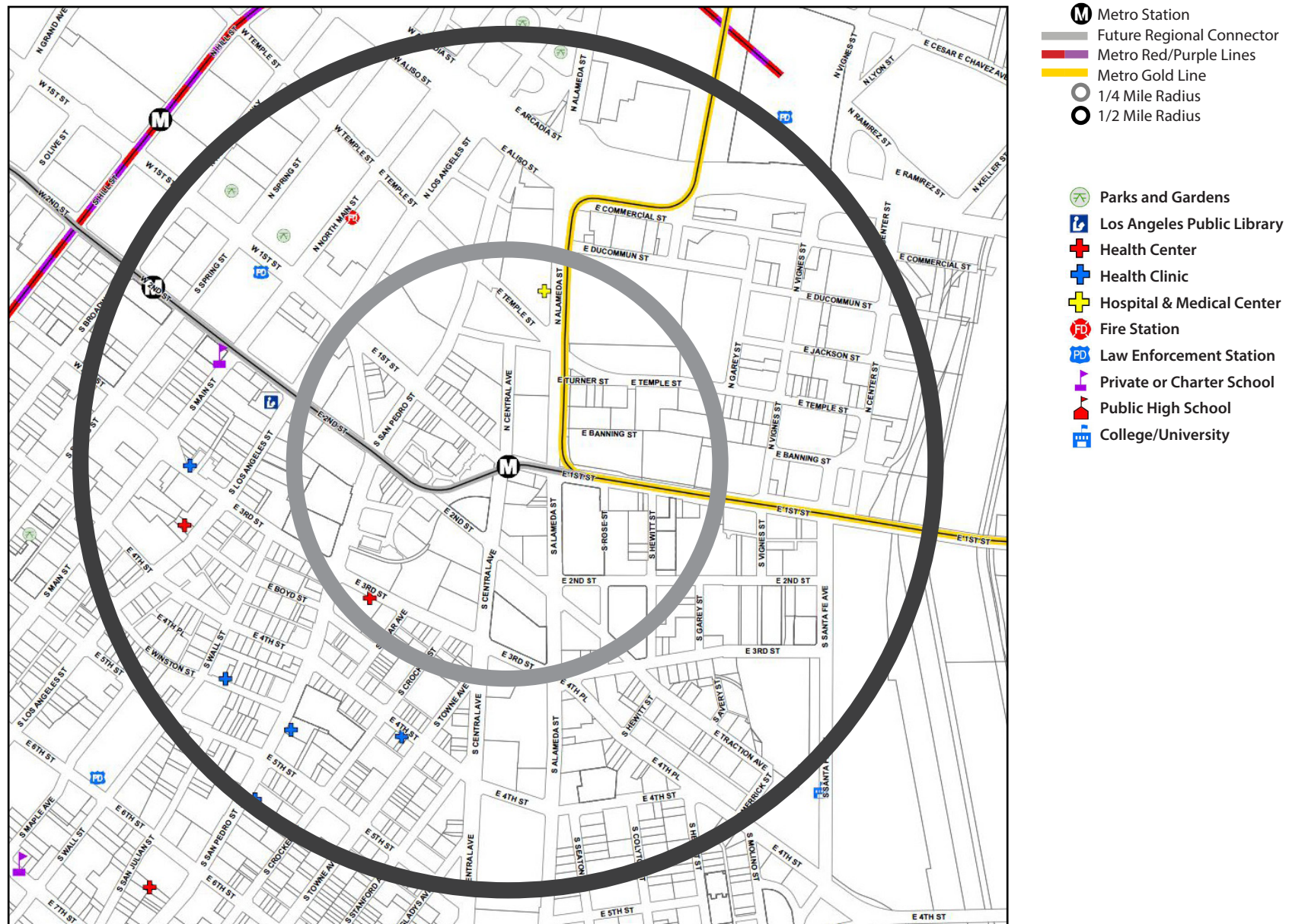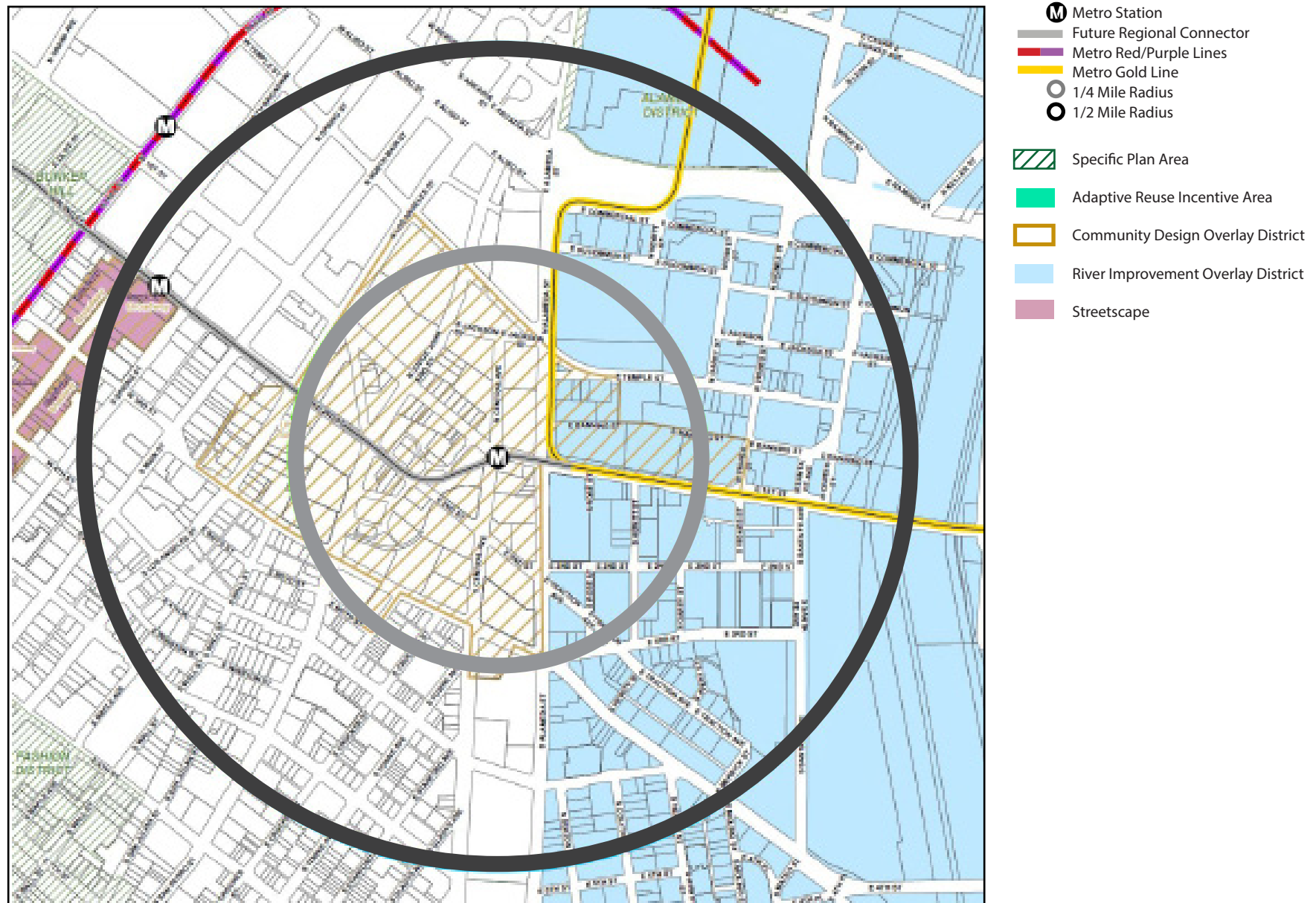- Building Footprints within 1/4 Mile of the Station

CIVIC CENTER | demographics

POPULATION BY AGE & SEX

Chart categories (x-axis): Under 5, 5 - 9, 10 - 14, 15 - 19, 20 - 24, 25 - 29, 30 - 34, 35 - 39, 40 - 44, 45 - 49, 50 - 54, 55 - 59, 60 - 64, 65 - 69, 70 - 74, 75 - 79, 80 - 84, Over 85

Legend: Male, Female

TOTAL POPULATION

10,323

EDUCATIONAL ATTAINMENT

- Some College, 15%
- Associate's Degree, 4%
- HS Graduate, 15%
- < High School Graduate, 11%
- < 9th Grade, 17%
- Graduate Degree, 12%
- Bachelor's Degree, 22%

LANGUAGE SPOKEN AT HOME

- Spanish 18%
- Other Indo-European Languages 4%
- English 42%
- Asian & Pacific Island Languages 36%
- Other 1%

RACE & ETHNICITY

- Other 31%
- Two or More 12%
- Hispanic /Latino 11%
- White 24%
- African American 35%
- American Indian/Alaska Native 0.4%
- Asian 0.3%
- Native Hawaiian/Pacific Islander 0.2%
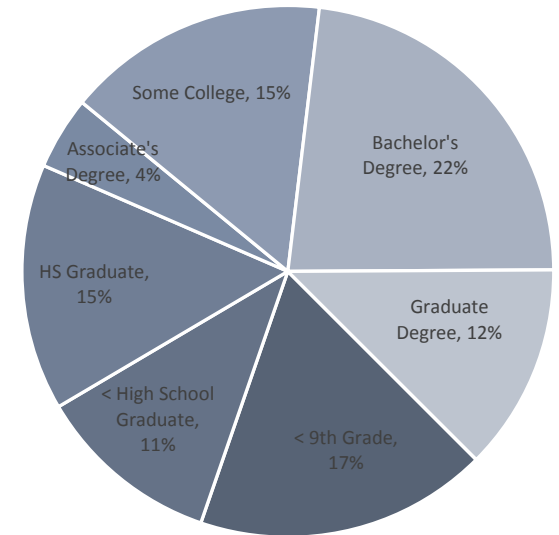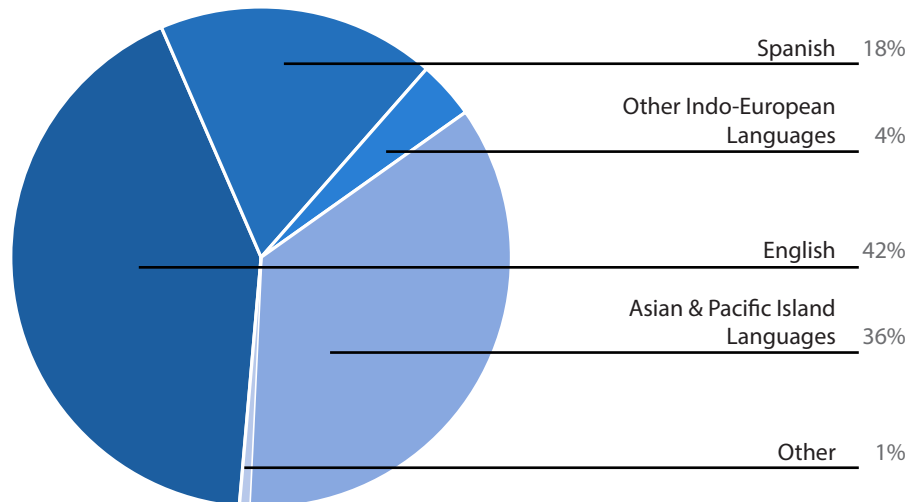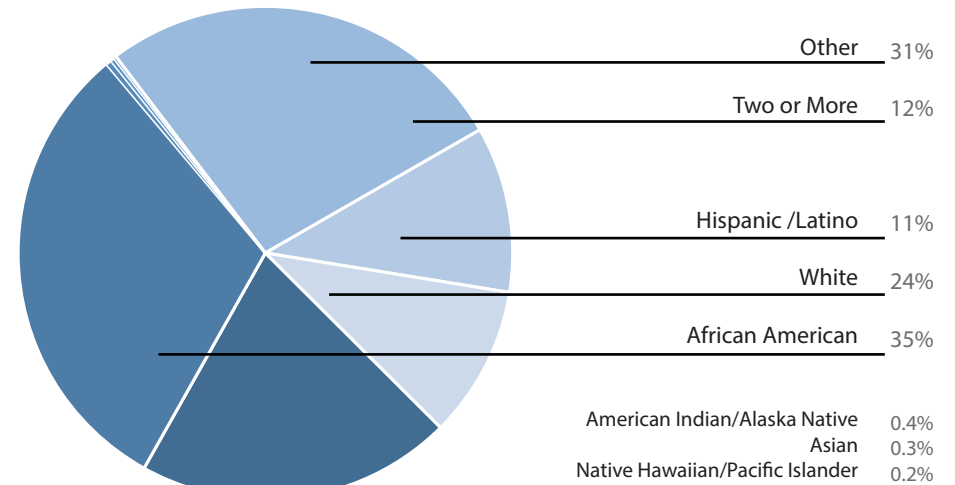
CIVIC CENTER | economic profile
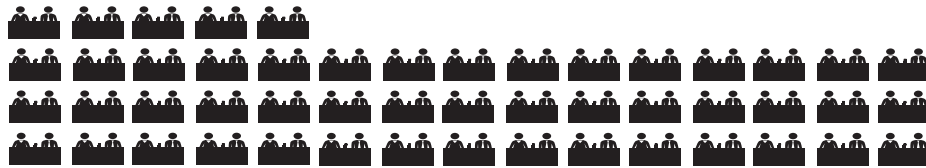
JOBS & EMPLOYMENT

4,199 Employed Workers

= 1,000 Employed Workers

158,082 Jobs

= 2,000 Jobs

AVERAGE COMMUTE TIME	JOB DENSITY	JOB INTENSITY	JOBS/HOUSING BALANCE
27 minutes	**316** Jobs/Acre	**37** Jobs/Employed Worker	**23.98** Jobs/Housing Unit
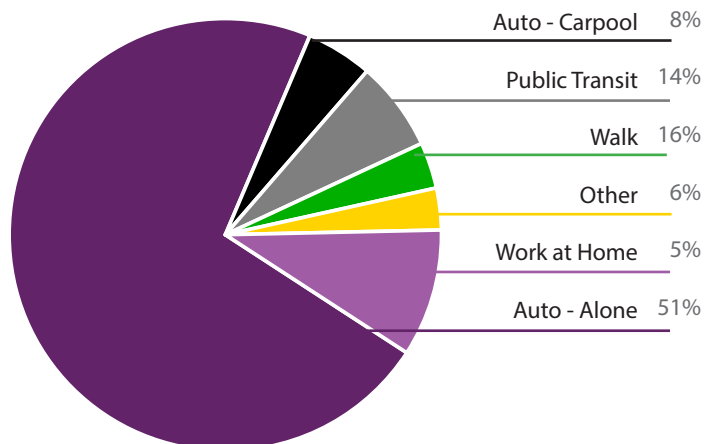
COMMUTING OPTIONS
Percent of Workers Over the Age of 16

Auto - Carpool	8%
Public Transit	14%
Walk	16%
Other	6%
Work at Home	5%
Auto - Alone	51%

TOP INDUSTRIES
Percent of Employed Workers by Industry
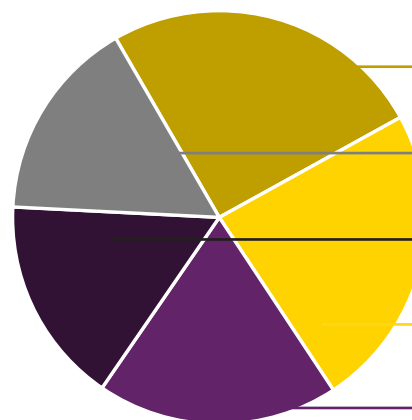
MEDIAN EARNINGS
Of Top Industries

Educational Services, Health Care & Social Assistance	14%	$38,907
Manufacturing	9%	$39,900
Retail Trade	9%	$22,222
Arts, Entertainment, Recreation, Accommodation and Food Services	13%	$22,802
Professional, Scientific, Management Administrative and Waste Management	10%	$55,191

CIVIC CENTER | general plan land use

Metro Station
Future Regional Connector
Metro Red/Purple Lines
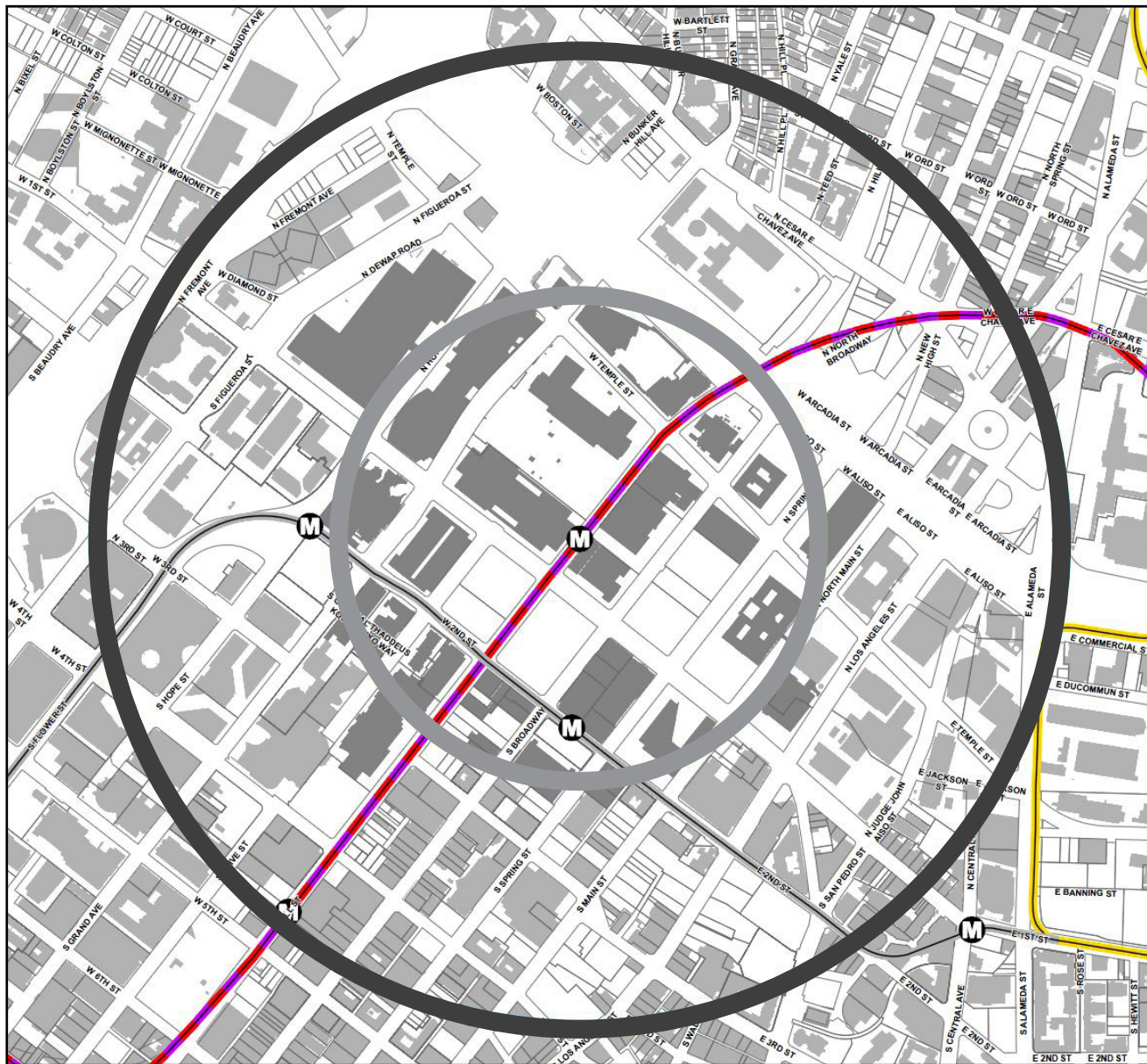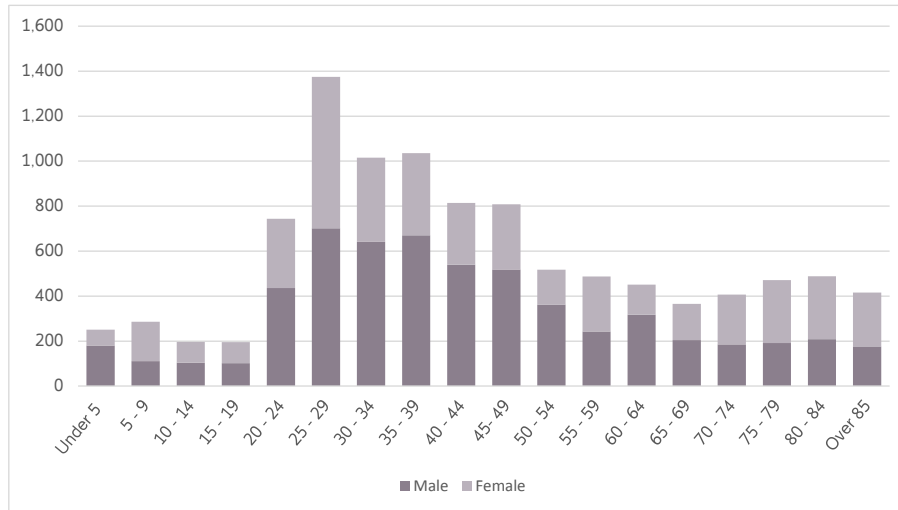Metro Gold Line
1/4 Mile Radius
1/2 Mile Radius

Residential
High Medium

Commercial
Community Commercial
Regional Commercial
Regional Center Commercial

Industrial
Commercial Manufacturing
Light Manufacturing
Heavy Manufacturing

Other
Open Space
Other Public Open Space
Public Facilities
Public Facilities Freeways

Public Facilities, 40%
Other Public Open Space, 1%
Open Space, 5%
Freeways, 6%
High Medium, 2%
Regional Commercial, 5%
Community Commercial, 4%
Regional Center Commercial, 37%

Percentage of Land Area

CIVIC CENTER | zoning

Legend:
- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Gold Line
- 1/4 Mile Radius
- 1/2 Mile Radius

Residential
- Multiple Family Residential

Commercial
- Commercial

Industrial
- Manufacturing

Other
- Open Space
- Public Facilities

Pie chart:
- PF, 45.59%
- OS, 4.70%
- C4, 14.97%
- C2, 22.41%
- VARIOUS, 0.45%
- R5, 9.80%
- R4, 1.82%

CIVIC CENTER | existing land use
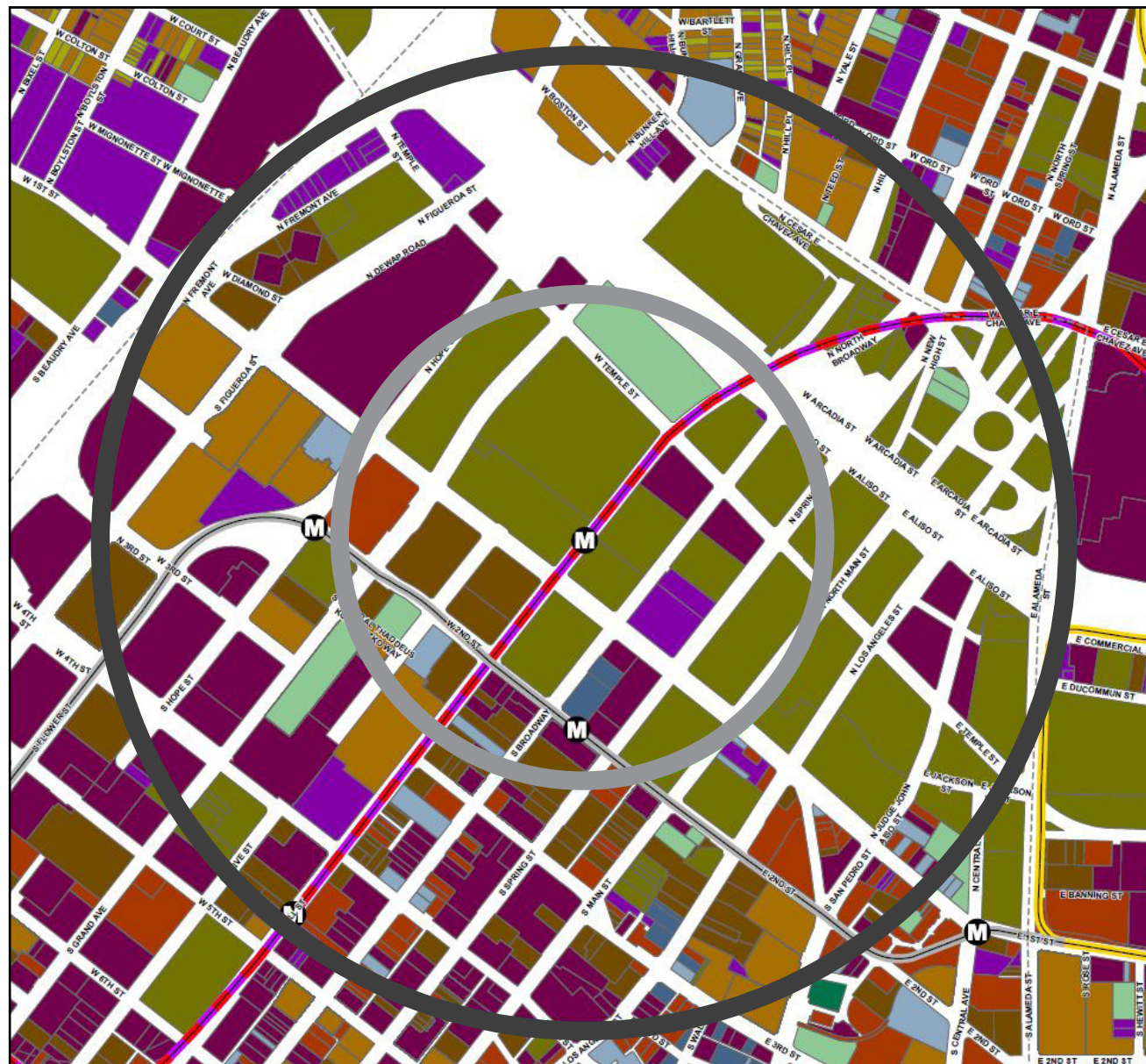
Legend:
- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Gold Line
- 1/4 Mile Radius
- 1/2 Mile Radius

Residential
- Single Family Residential
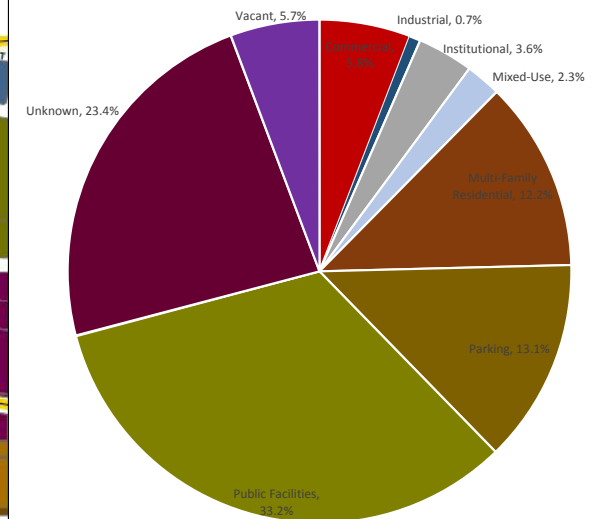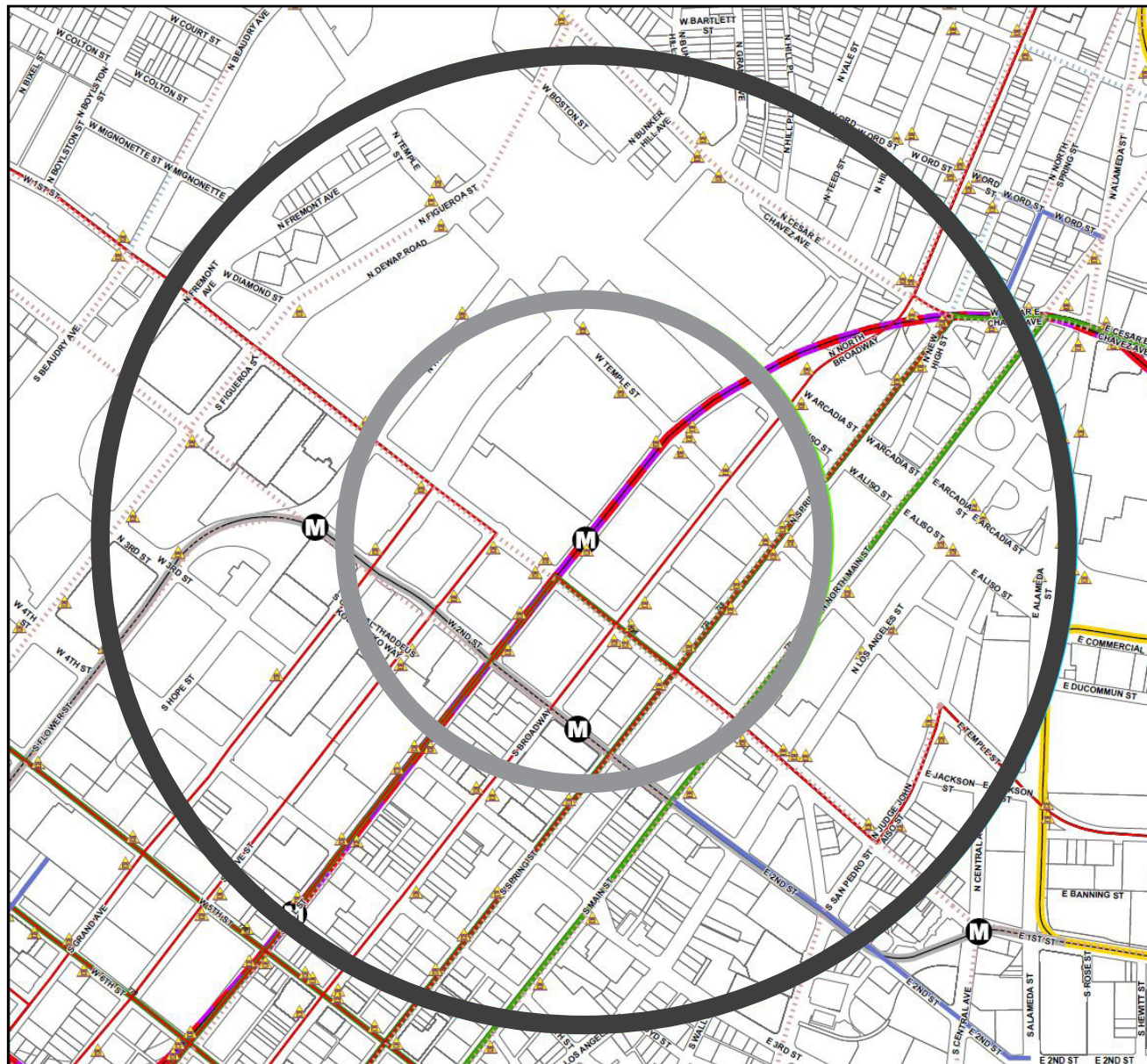- Multiple Family Residential

Commercial
- Commercial
- Mixed-Use

Industrial
- Industrial/Manufacturing

Other
- Open Space
- Institutional
- Parking
- Public Facilities
- Unknown
- Vacant

Pie chart:
- Vacant, 5.7%
- Commercial, 1.9%
- Industrial, 0.7%
- Institutional, 3.6%
- Mixed-Use, 2.3%
- Multi-Family Residential, 12.2%
- Parking, 13.1%
- Public Facilities, 33.2%
- Unknown, 23.4%

CIVIC CENTER | transit service

Legend:

- **M** Metro Station
- Metro Red/Purple Lines
- Metro Gold Line
- ○ 1/4 Mile Radius
- ◎ 1/2 Mile Radius

- ⚠ **Metro Bus Stop**
- **Metro Standard Service Bus Line**
- **Metro Rapid Service Bus Line**
- **Future Bicycle Lane**
- **Future Bicycle Route**
- **Bicycle Friendly Street**

STATION AREA AVERAGE BUS BOARDINGS/ALIGHTINGS

🚌 **13,354**

🚌 **14,033**

STATION WALKSCORE*

🚶 **98**

Walker's Paradise
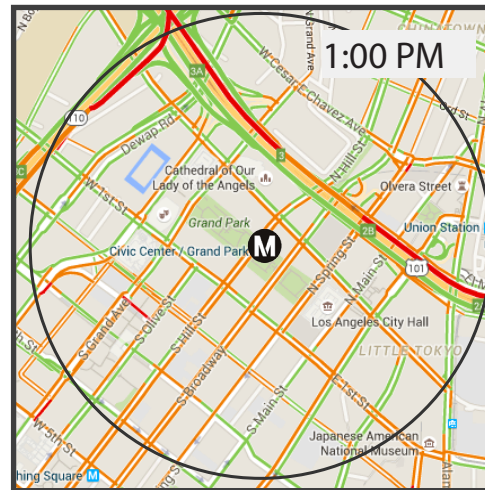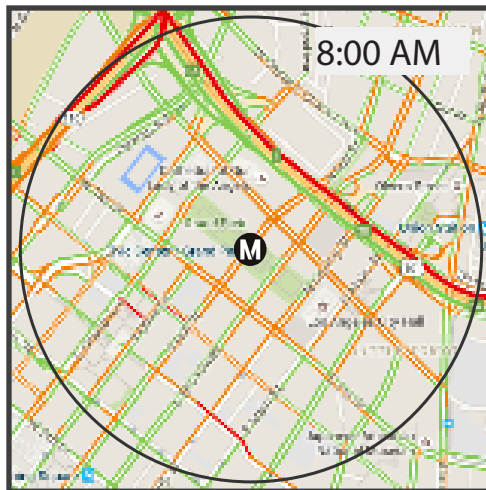
*Based on results from www.walkscore.com

CIVIC CENTER | traffic patterns
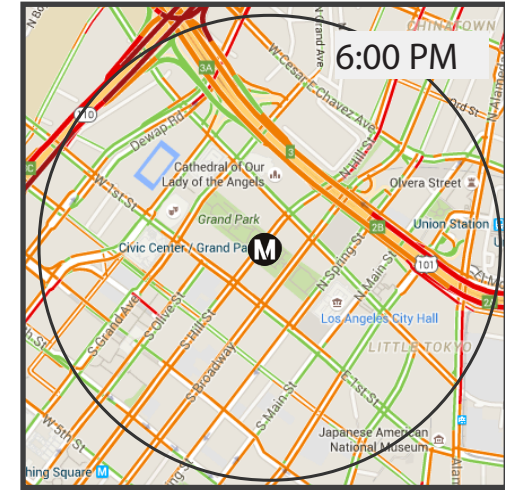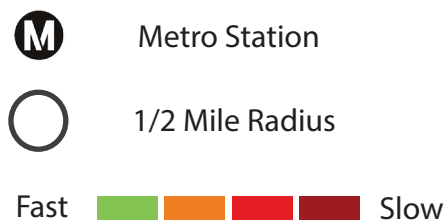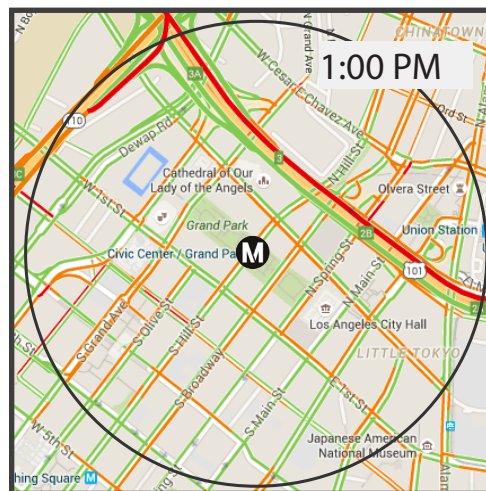
WEEKDAY TRAFFIC PATTERNS

8:00 AM

1:00 PM

6:00 PM

WEEKEND TRAFFIC PATTERNS

1:00 PM

M   Metro Station

○   1/2 Mile Radius

Fast ▮▮▮▮ Slow

These maps are based on Google Maps' "Typical Traffic" data results.
The patterns show Mondays (Weekdays) and Sundays (Weekend).
Data from www.maps.google.com.

CIVIC CENTER | street designations
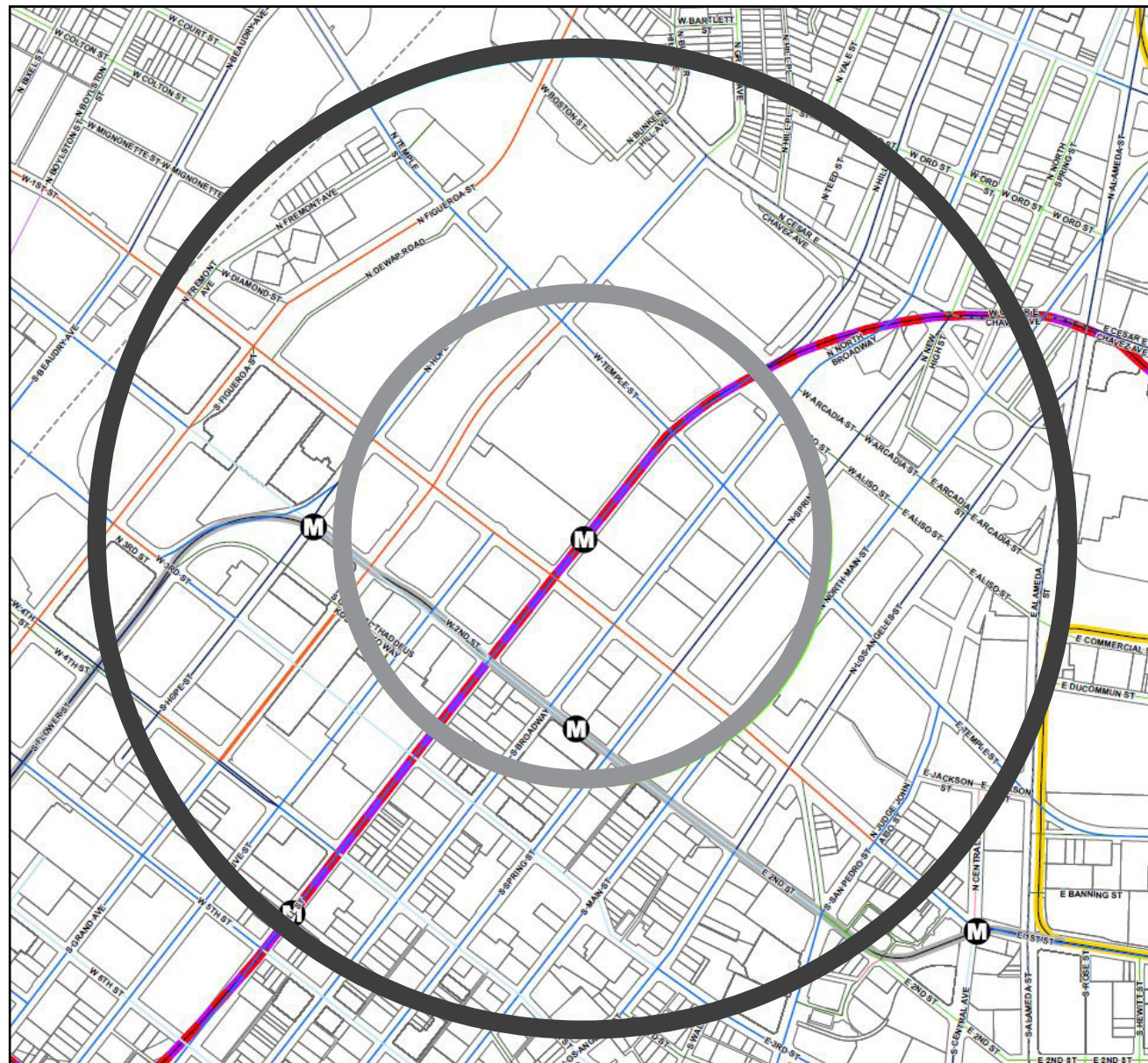
Legend:
- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Gold Line
- 1/4 Mile Radius
- 1/2 Mile Radius

- Avenue I
- Avenue II
- Avenue III
- Boulevard II
- Collector
- Local - Standard
- Pedestrian Walk
- Private Street

CIVIC CENTER | housing

NUMBER OF UNITS

= 500 Units

- 537 Owner-occupied Units — 9%
- 5,129 Renter-occupied Units — 91%
- 927 Vacant Units — 14%
- 6,593 Total Units

MEDIAN GROSS RENT
RENTER-OCCUPIED UNITS

$1,013

MEDIAN HOME VALUE
OWNER-OCCUPIED UNITS

$347,740

MEDIAN HOUSEHOLD INCOME

$24,805

AFFORDABLE HOUSING
HUD SUBSIDIZED UNITS

1,614

VEHICLES PER HOUSEHOLD
NUMBER AVAILABLE TO OCCUPIED UNITS

- 2 Cars — 27%
- 3 Cars — 4%
- 0 Cars — 16%
- 1 Car — 53%

AVERAGE HOUSEHOLD SIZE

1.64

Certain census tracts had a recorded median gross rent and median home value as "$2,000+" and "$1,000,000+" respectively.
For the purpose of this analysis, those values were rounded to $2,000 and $1,000,000.

CIVIC CENTER | opportunity sites

Legend:
- Ⓜ Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Gold Line
- ◎ 1/4 Mile Radius
- ◉ 1/2 Mile Radius

Opportunity Site
An "opportunity site" has been identified as having the potential to redevelop into transit-supportive uses in the near future. Factors include existing level of development, property ownership, property conditions, existing use, historic significance, lot size, station proximity, viability of existing uses and market demand.

CIVIC CENTER | historic resources
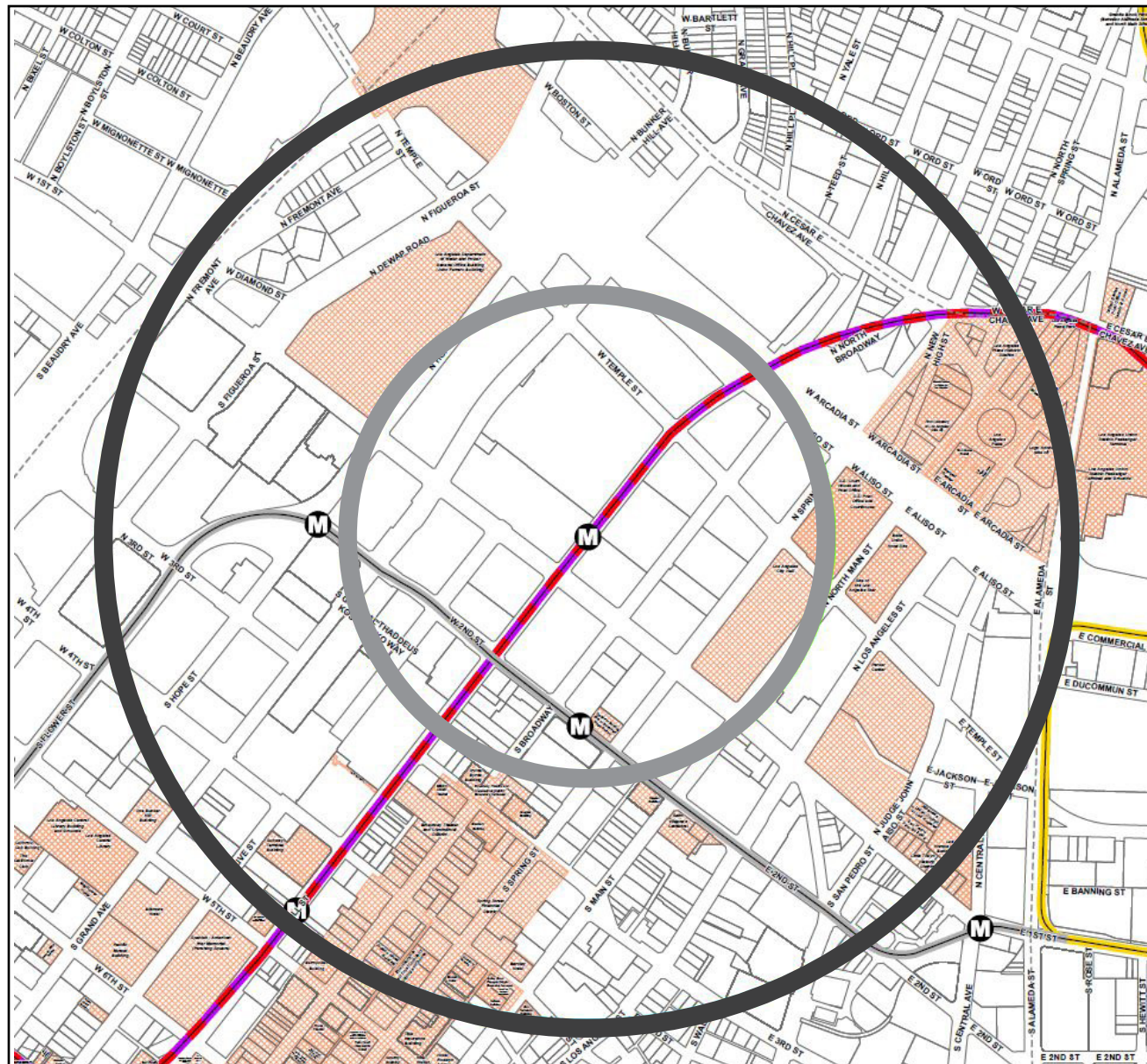
Legend:

- Ⓜ Metro Station
- ▬▬ Future Regional Connector
- ▬▬ Metro Red/Purple Lines
- ▬▬ Metro Gold Line
- ◎ 1/4 Mile Radius
- ◉ 1/2 Mile Radius

▨ Historic-Cultural Monument
Includes sites designated by the National Register of Historic Places, California Register of Historical Resources and by the City of Los Angeles Cultural Heritage Commission.

CIVIC CENTER | public services & amenities
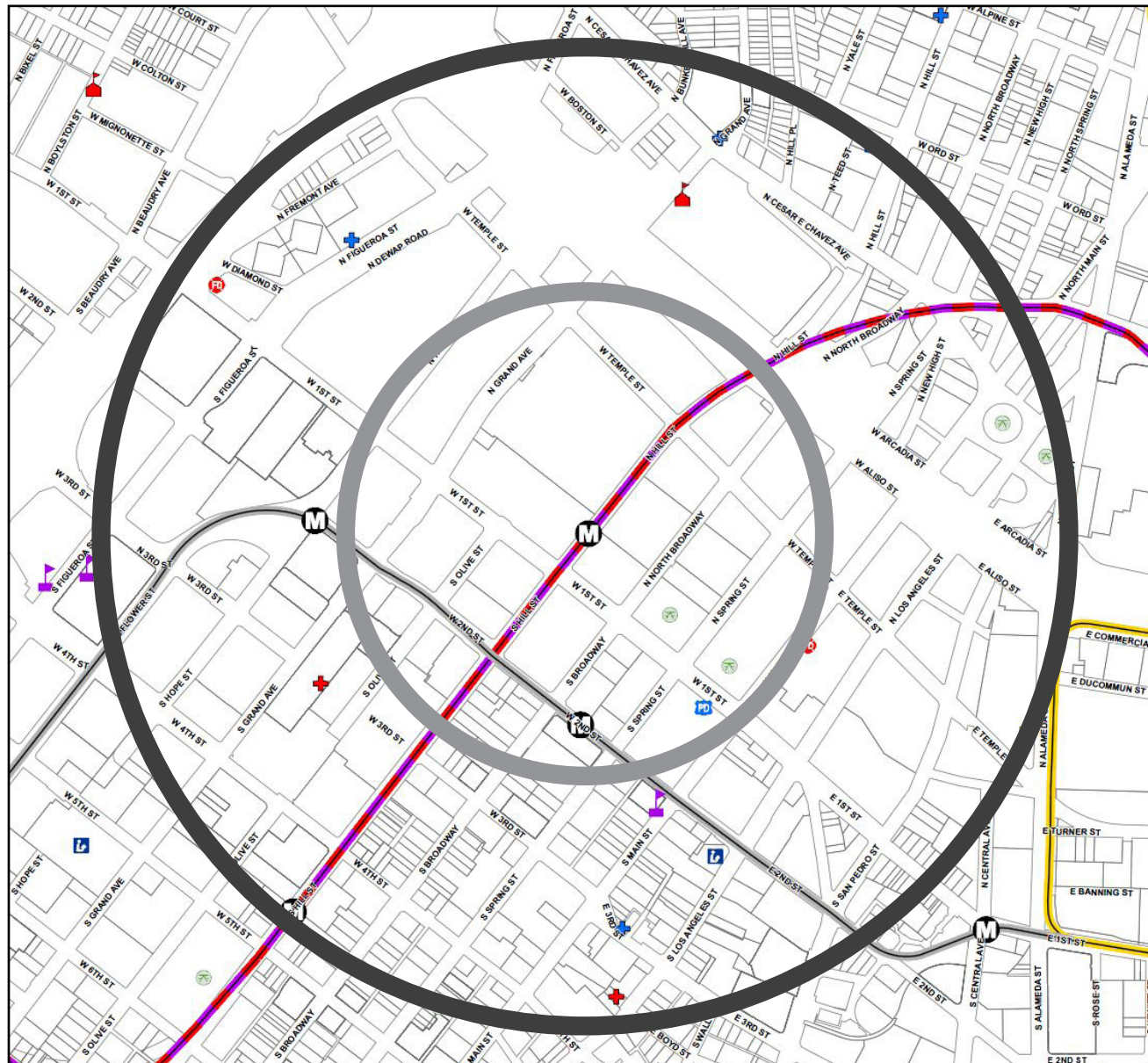
Legend:
- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Gold Line
- ◯ 1/4 Mile Radius
- ◉ 1/2 Mile Radius

- **Parks and Gardens**
- **Los Angeles Public Library**
- **Health Center**
- **Health Clinic**
- **Hospital & Medical Center**
- **Fire Station**
- **Law Enforcement Station**
- **Private or Charter School**
- **Public High School**
- **College/University**

CIVIC CENTER | planning overlays

Legend:
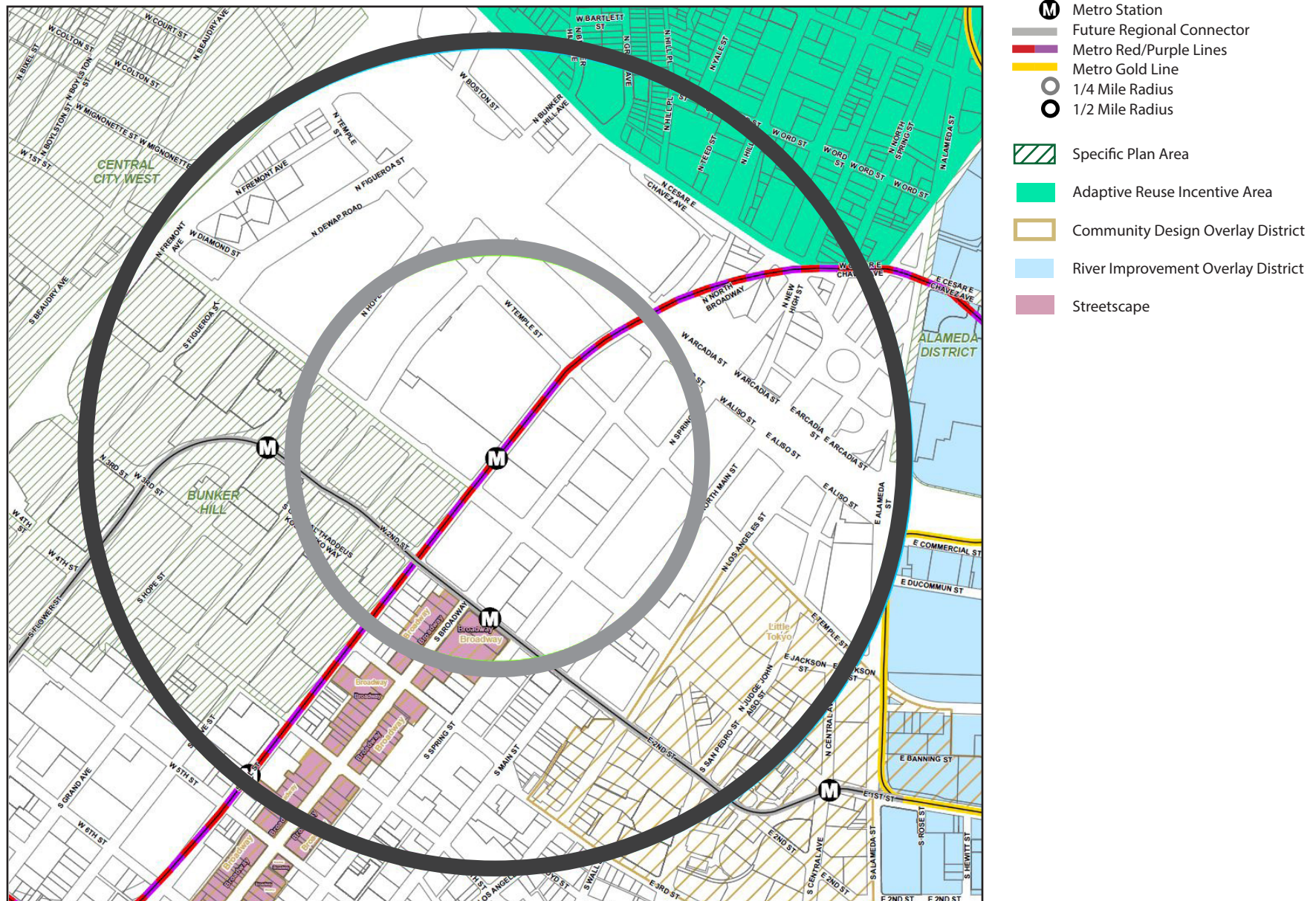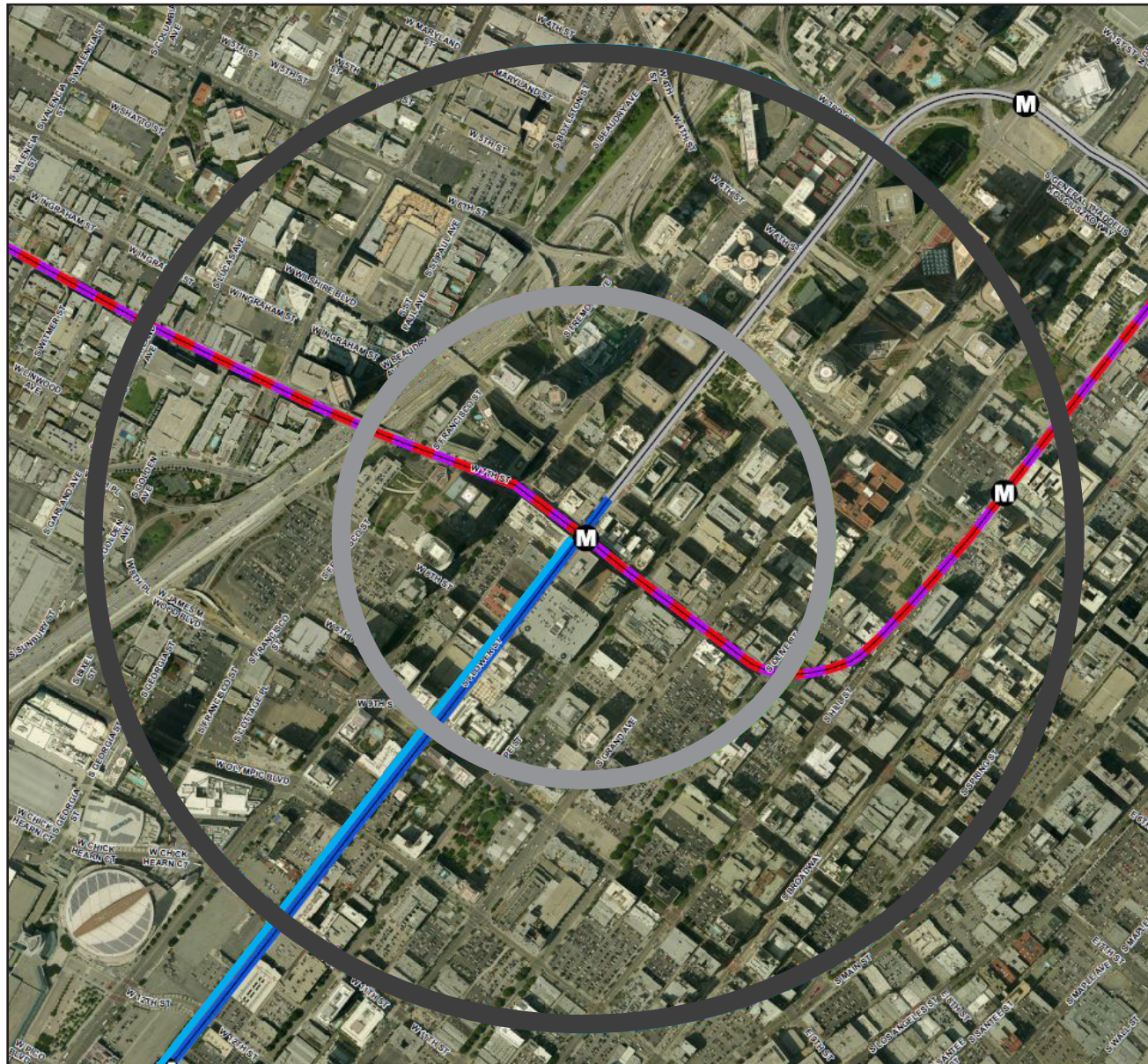- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Gold Line
- ○ 1/4 Mile Radius
- ⬤ 1/2 Mile Radius
- Specific Plan Area
- Adaptive Reuse Incentive Area
- Community Design Overlay District
- River Improvement Overlay District
- Streetscape

7th & METRO STATION | aerial map

Legend:
- (M) Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Blue Line
- Metro Expo Line
- ○ 1/4 Mile Radius
- ◎ 1/2 Mile Radius

Image Source: Flickr

Image Source: Flickr

7th & METRO STATION | building footprints

Legend:
- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Blue Line
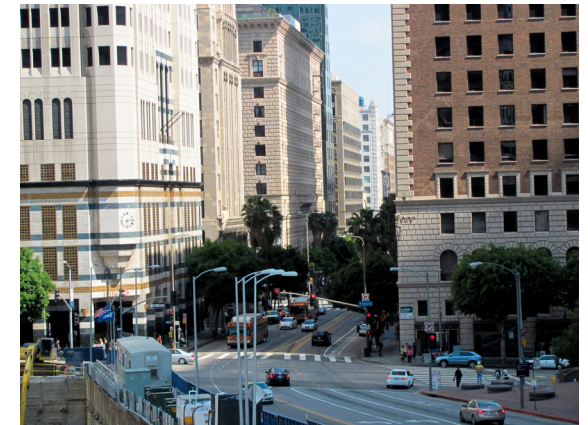- Metro Expo Line
- 1/4 Mile Radius
- 1/2 Mile Radius
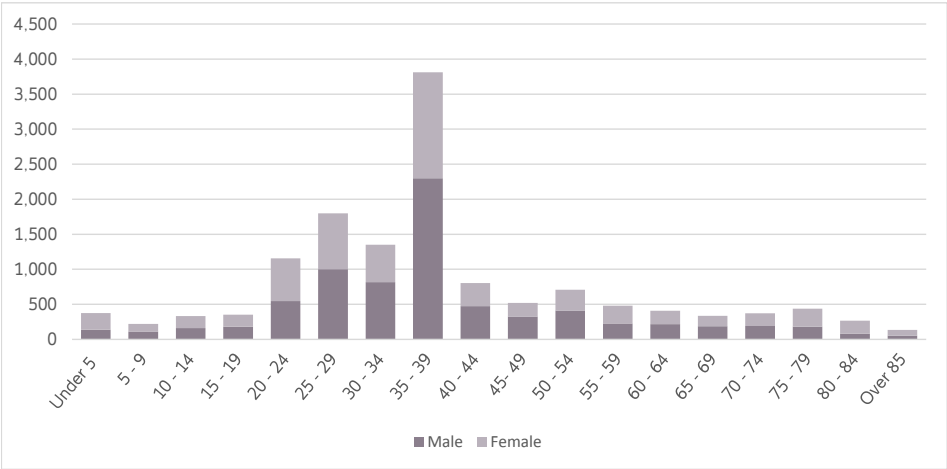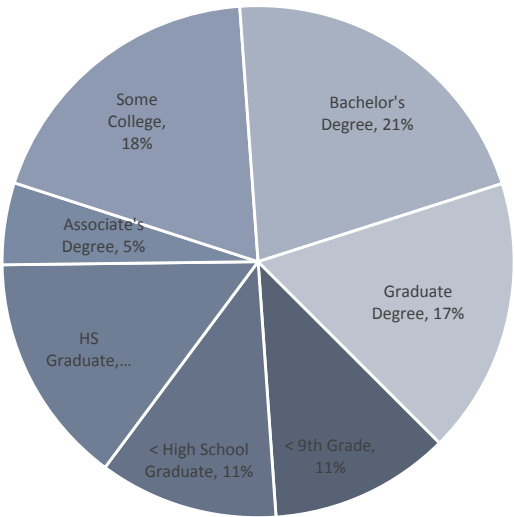- Building Footprints within 1/4 Mile Radius
- Building Footprints within 1/2 Mile Radius

7th & METRO STATION | demographics

POPULATION BY AGE & SEX

Legend: ■ Male ■ Female

TOTAL POPULATION

12,548

EDUCATIONAL ATTAINMENT

- Bachelor's Degree, 21%
- Graduate Degree, 17%
- < 9th Grade, 11%
- < High School Graduate, 11%
- HS Graduate,…
- Associate's Degree, 5%
- Some College, 18%

LANGUAGE SPOKEN AT HOME

Asian	30%
English	56%
Spanish	6%
Other Indo-European Languages	23%
Other	2%

RACE & ETHNICITY

Two or More	2%
Asian	26%
Hispanic/Latino	33%
African American	15%
White	40%
American Indian/Alaska Native	0.37%
Native Hawaiian/Pacific Islander	0.37%
Other	0.4%

EXISTING CONDITIONS REPORT | METRO DOWNTOWN LOS ANGELES | LADCP TRANSIT NEIGHBORHOOD PLANNING | JULY 2016
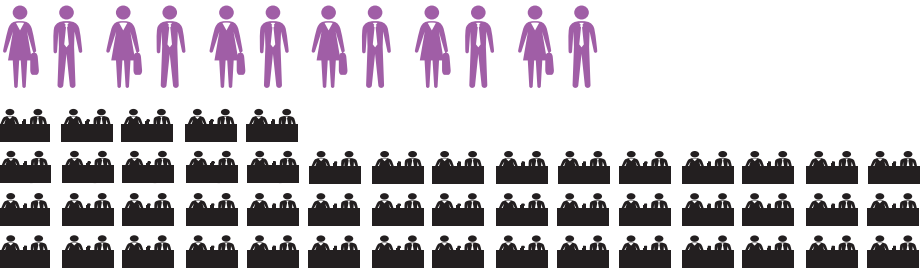
7th & METRO STATION | economic profile

JOBS & EMPLOYMENT

6,316 Employed Workers

= 1,000 Employed Workers

101,383 Jobs

= 2,000 Jobs
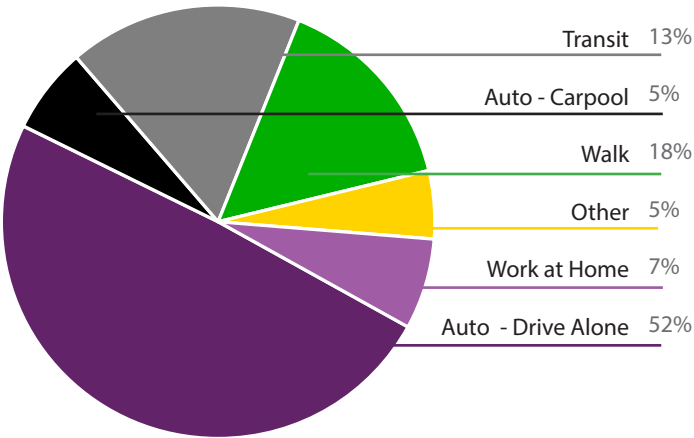
AVERAGE COMMUTE TIME	JOB DENSITY	JOB INTENSITY	JOBS/HOUSING BALANCE
26 minutes	**203** Jobs/Acre	**16** Jobs/Employed Worker	**11.84** Jobs/Housing Unit

COMMUTING OPTIONS
Percent of Workers Over the Age of 16

- Transit 13%
- Auto - Carpool 5%
- Walk 18%
- Other 5%
- Work at Home 7%
- Auto - Drive Alone 52%

TOP INDUSTRIES
Percent of Employed Workers by Industry

MEDIAN EARNINGS
Of Top Industries

Industry	%	Median Earnings
Professional, Scientific, Management, Administrative & Waste Management	12%	$59,487
Manufacturing	8%	$28,237
Educational Services, Health Care & Social Assistance	11%	$52,972
Information	10%	$89,907
Finance, Insurance, Real Estate, Rental & Leasing	10%	$64,799
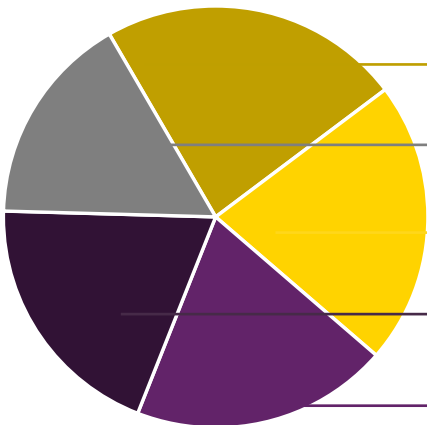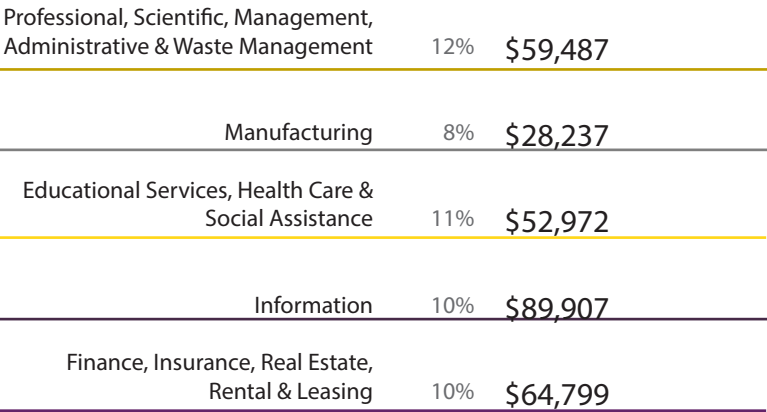
7th & METRO STATION | general plan land use
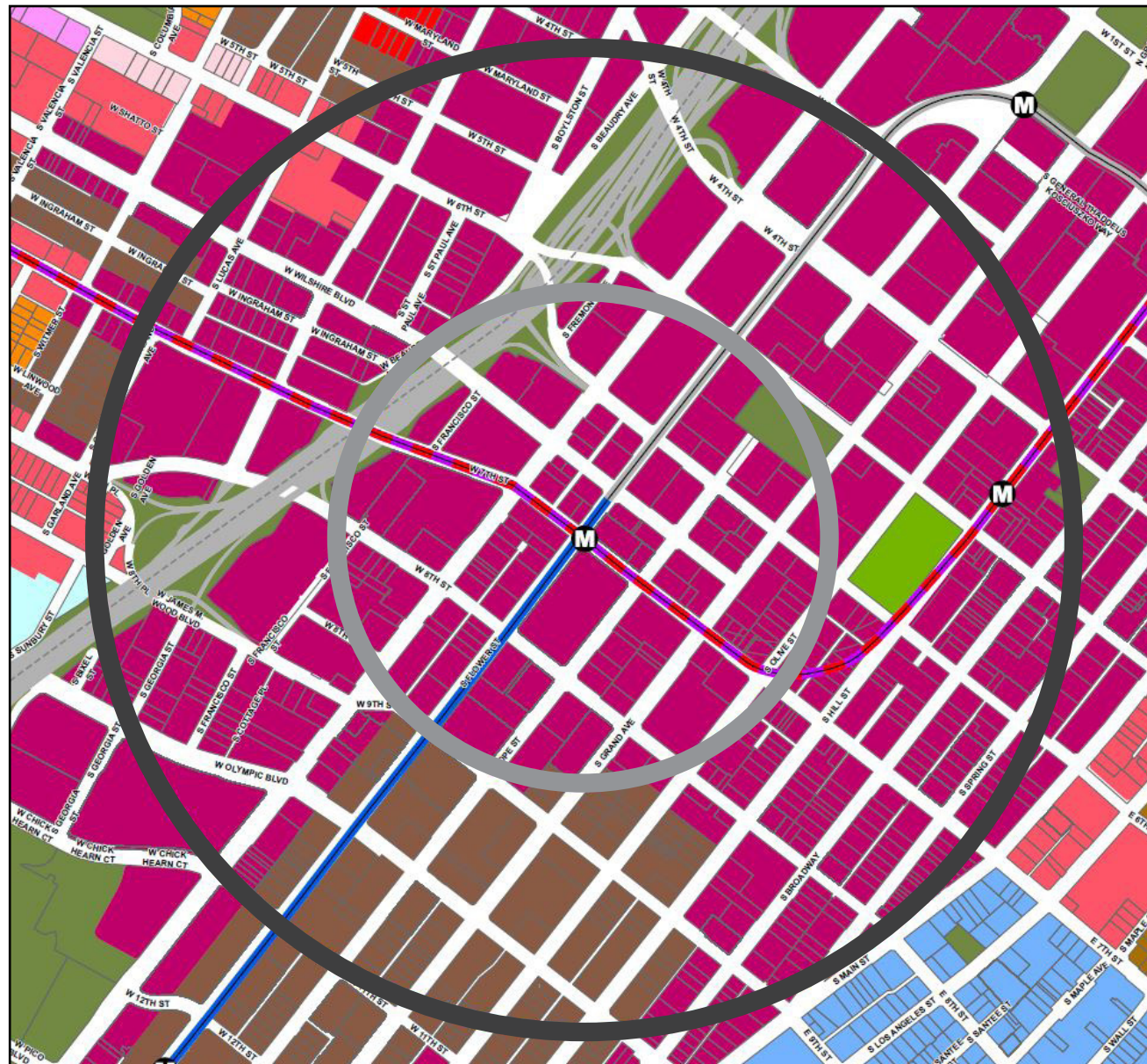
Legend:

M Metro Station
Future Regional Connector
Metro Red/Purple Lines
Metro Expo Line
1/4 Mile Radius
1/2 Mile Radius

Residential
- Medium
- High Medium
- High

Commercial
- Mixed Use Commercial - Residential
- Community Commercial
- Regional Commercial
- Regional Center Commercial
- Limited Commercial
- Highway Oriented Commercial

Industrial
- Commercial Manufacturing
- Light Manufacturing

Other
- Open Space
- Public Facilities
- Public Facilities Freeways

Pie chart — Percentage of Land Area:
- Regional Center Commercial, 74%
- Open Space, 1%
- Public Facilities, 5%
- Freeways, 6%
- High, 12%
- Community Commercial, 1%
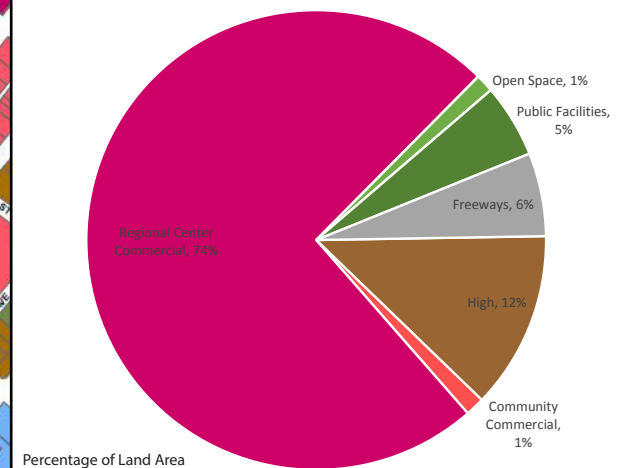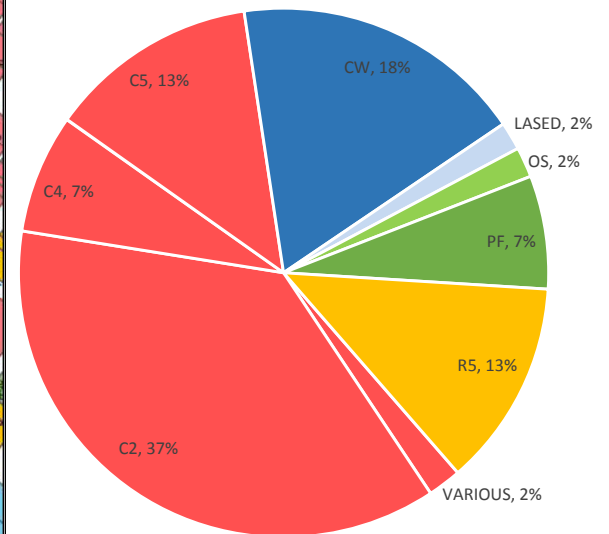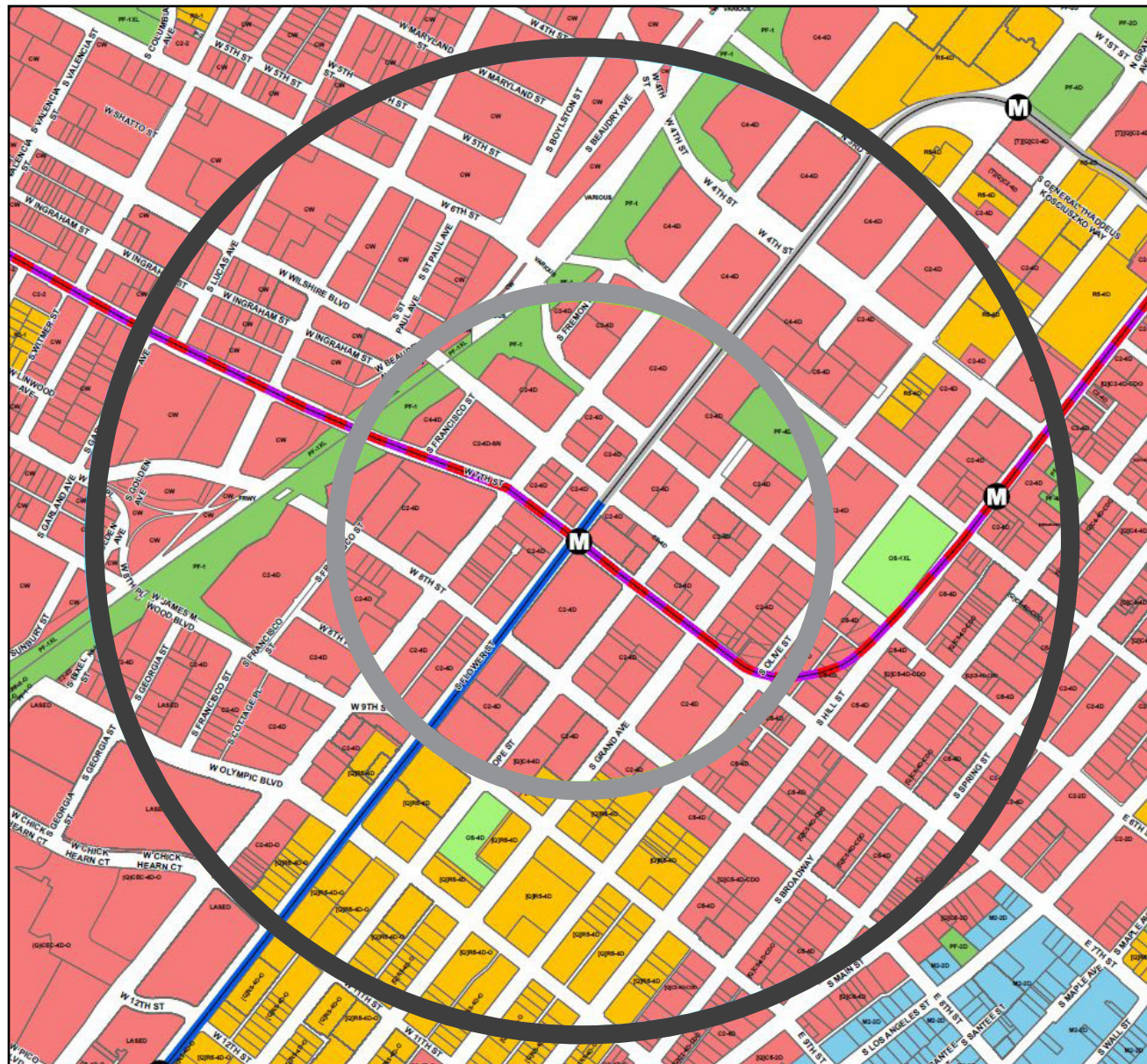
7th & METRO STATION | zoning

Legend

- **M** Metro Station
- ▬ Future Regional Connector
- ▬ Metro Red/Purple Lines
- ▬ Metro Expo Line
- ◯ 1/4 Mile Radius
- ⬤ 1/2 Mile Radius

Residential
- 🟡 Multiple Family Residential

Commercial
- 🔴 Commercial

Industrial
- 🔵 Manufacturing

Other
- 🟢 Open Space
- 🟢 Public Facilities

Pie Chart
- CW, 18%
- LASED, 2%
- OS, 2%
- PF, 7%
- R5, 13%
- VARIOUS, 2%
- C2, 37%
- C4, 7%
- C5, 13%

7th & METRO STATION | existing land use
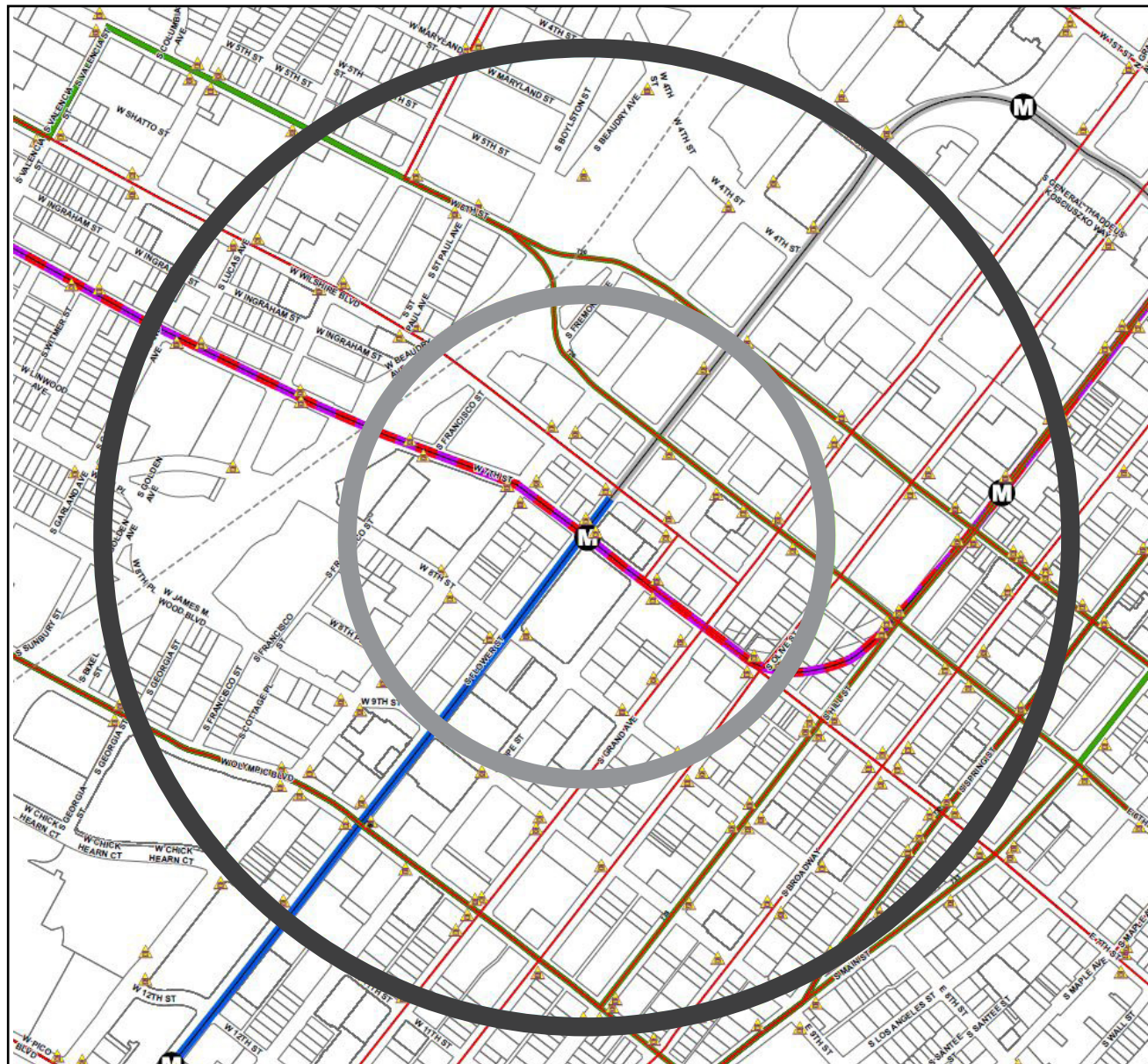
Legend:

- M Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Expo Line
- 1/4 Mile Radius
- 1/2 Mile Radius

Residential
- Single Family Residential
- Multiple Family Residential

Commercial
- Commercial
- Mixed-Use

Industrial
- Industrial/Manufacturing

Other
- Institutional
- Parking
- Public Facilities
- Unknown
- Vacant

Pie chart: Vacant, 8%; Unknown, 45%; Commercial, 26%; Industrial, 1%; Institutional, 1%; Mixed-Use, 1%; Multi Family Residential, 7%; Parking, 10%; Public Facilities, 2%

7th & METRO STATION | transit service

Legend:

- Ⓜ Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Expo Line
- ◯ 1/4 Mile Radius
- ⬤ 1/2 Mile Radius

- Metro Bus Stop

- **Metro Standard Service Bus Line**
- **Metro Rapid Service Bus Line**
- **Future Bicycle Lane**
- **Future Bicycle Route**
- **Bicycle Friendly Street**

STATION AREA AVERAGE BUS BOARDINGS/ALIGHTINGS
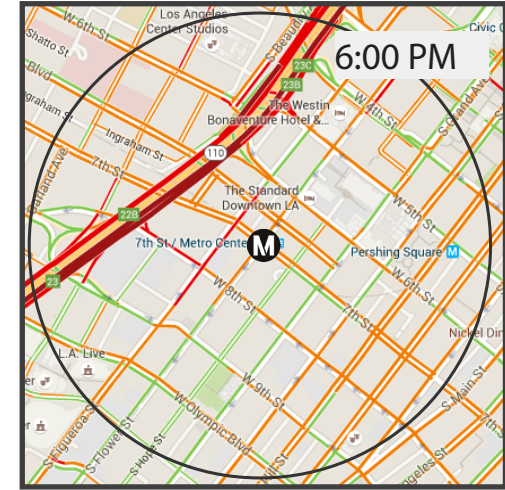
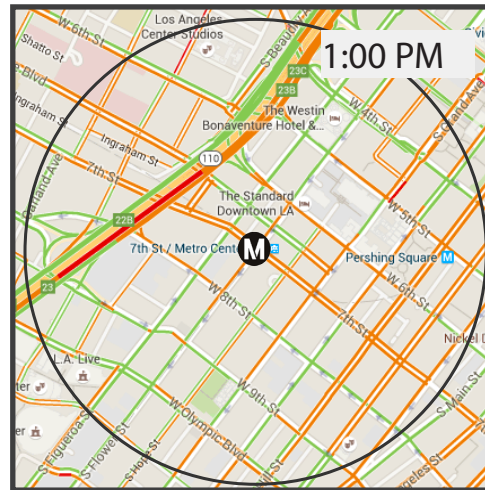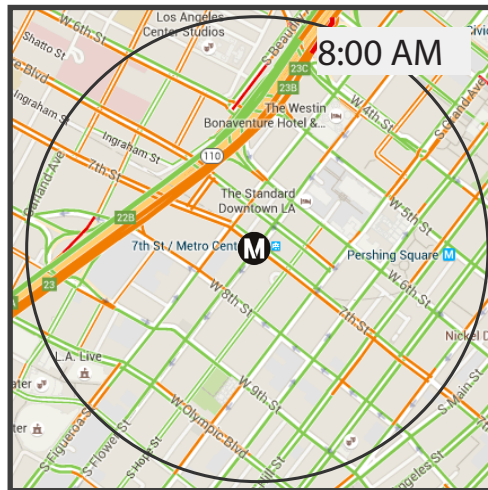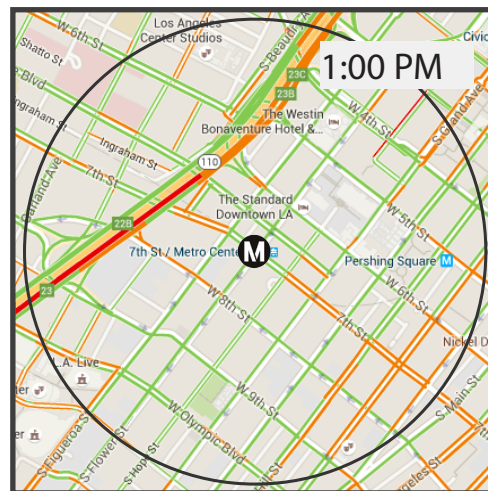34,251
34,886

STATION WALKSCORE*

96

Walker's Paradise

*Based on results from www.walkscore.com

7th & METRO STATION | traffic patterns

WEEKDAY TRAFFIC PATTERNS

WEEKEND TRAFFIC PATTERNS
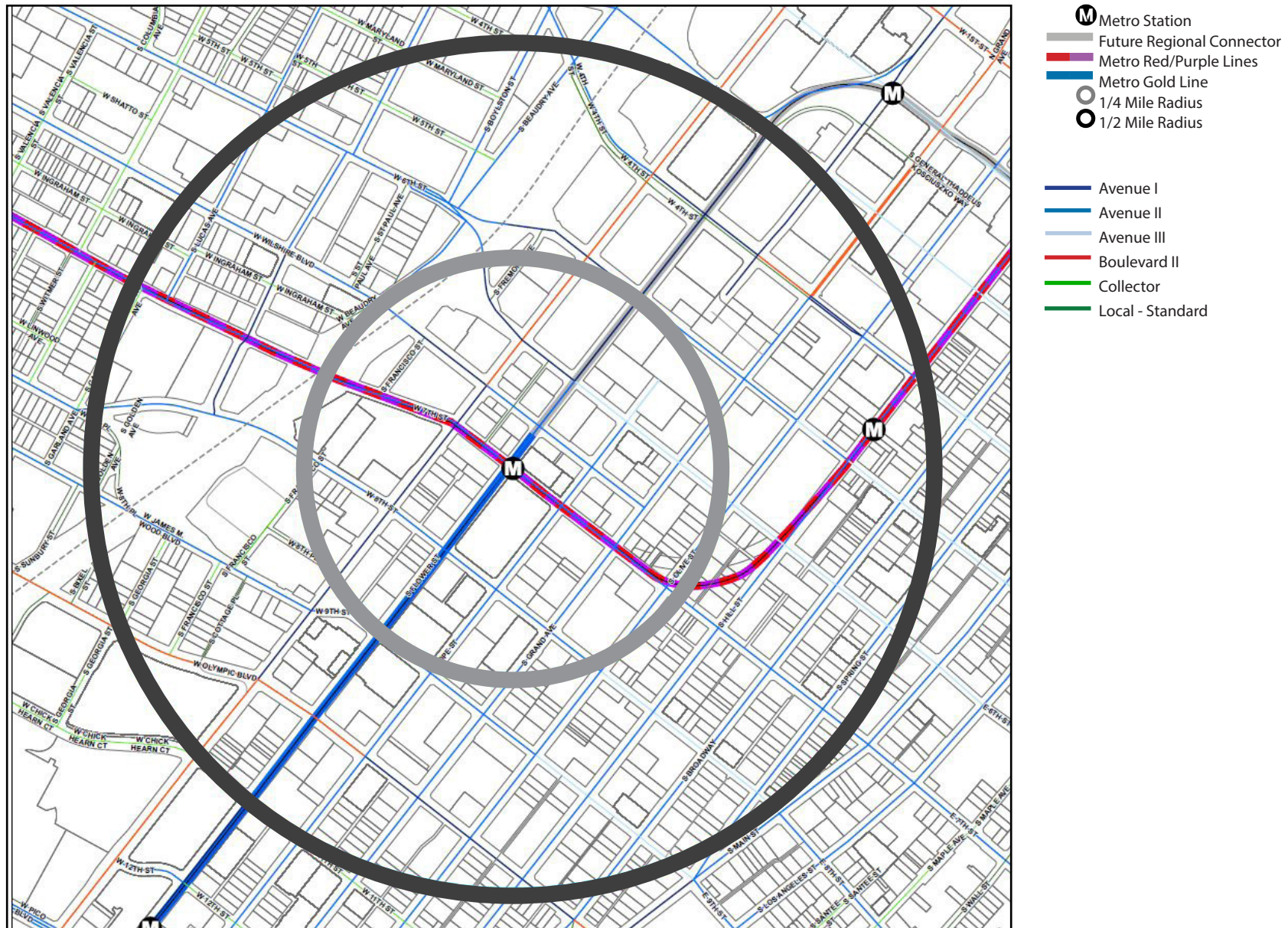

M — Metro Station

◯ — 1/2 Mile Radius

Fast ▮▮▮▮ Slow

These maps are based on Google Maps' "Typical Traffic" data results.
The patterns show Mondays (Weekdays) and Sundays (Weekend).
Data from wwww.maps.google.com.

EXISTING CONDITIONS REPORT | METRO DOWNTOWN LOS ANGELES | LADCP TRANSIT NEIGHBORHOOD PLANNING | JULY 2016

7th & METRO STATION | street designations

Legend:
- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Gold Line
- 1/4 Mile Radius
- 1/2 Mile Radius

- Avenue I
- Avenue II
- Avenue III
- Boulevard II
- Collector
- Local - Standard

7th & METRO STATION | housing

NUMBER OF UNITS

= 500 Units

878 Owner-occupied Units   12%

6,282 Renter-occupied Units   85%

1,210 Vacant Units   14%

8,563 Total Units
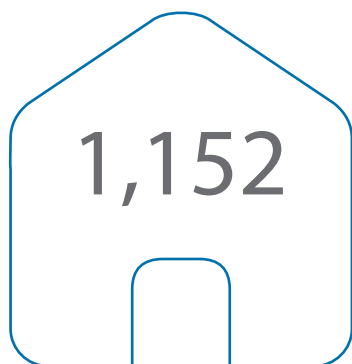
MEDIAN GROSS RENT
RENTER-OCCUPIED UNITS

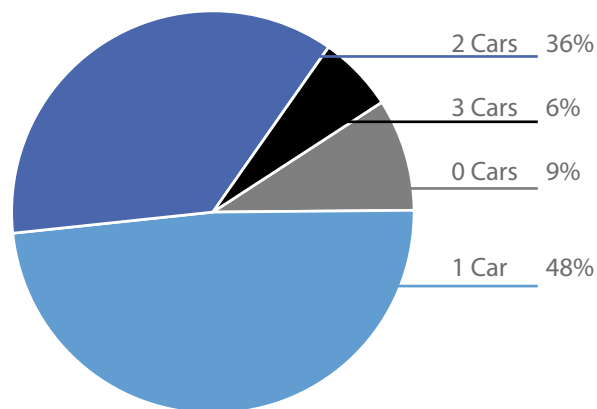$1,222

MEDIAN HOME VALUE
OWNER-OCCUPIED UNITS

$426,720

MEDIAN HOUSEHOLD INCOME

$36,022

AFFORDABLE HOUSING
HUD SUBSIDIZED UNITS

1,152

VEHICLES PER HOUSEHOLD
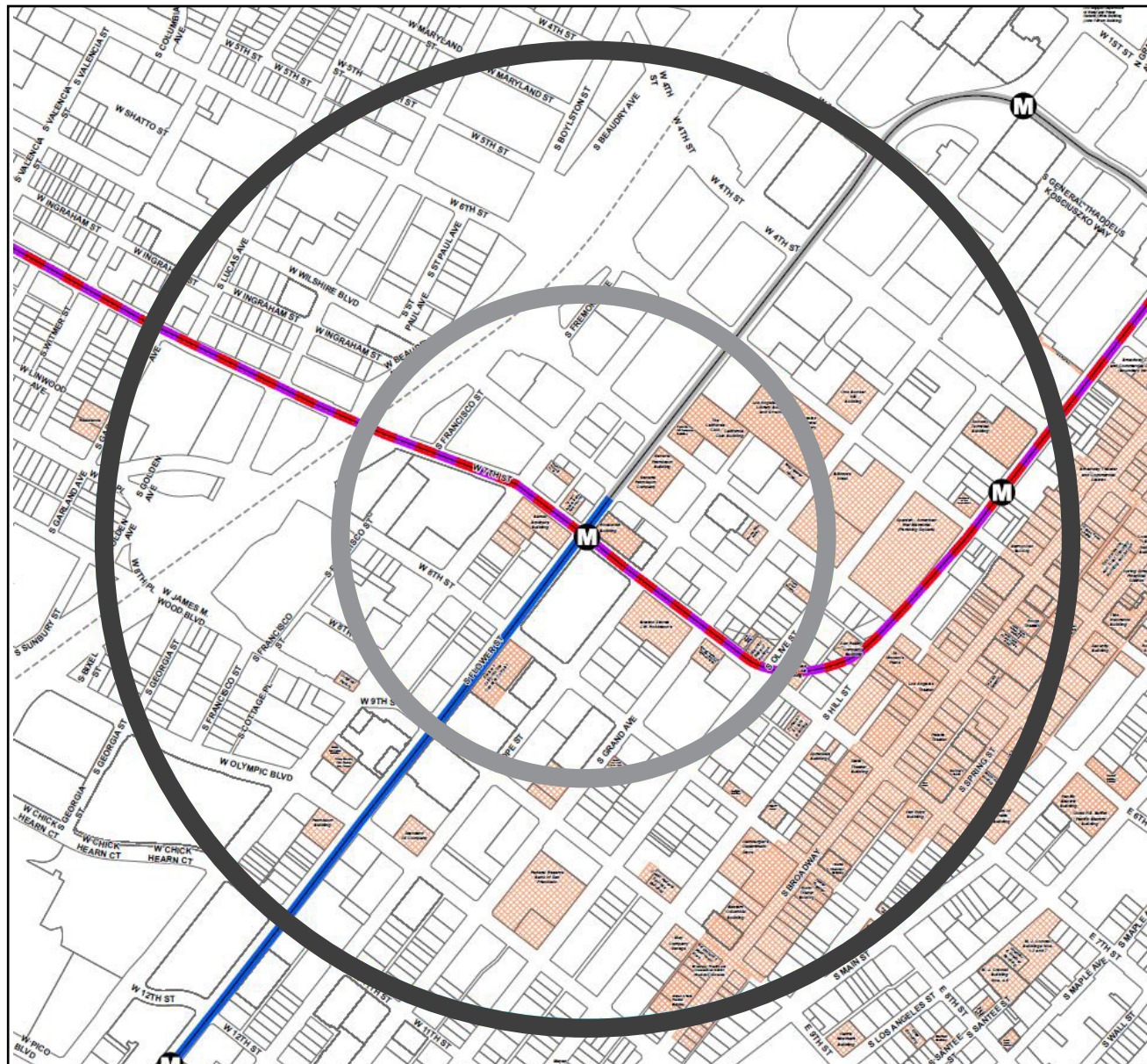### NUMBER AVAILABLE TO OCCUPIED UNITS

2 Cars   36%
3 Cars   6%
0 Cars   9%
1 Car   48%

AVERAGE HOUSEHOLD SIZE

1.78

Certain census tracts had a recorded median gross rent and median home value as "$2,000+" and "$1,000,000+" respectively.
For the purpose of this analysis, those values were rounded to $2,000 and $1,000,000.

7th & METRO STATION | opportunity sites

Legend:
- Ⓜ Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Expo Line
- ◎ 1/4 Mile Radius
- ⬤ 1/2 Mile Radius

Opportunity Site
An "opportunity site" has been identified as having the potential to redevelop into transit-supportive uses in the near future. Factors include existing level of development, property ownership, property conditions, existing use, historic significance, lot size, station proximity, viability of existing uses and market demand.

7th & METRO STATION | historic resources

Legend:
- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Expo Line
- 1/4 Mile Radius
- 1/2 Mile Radius

Historic-Cultural Monument
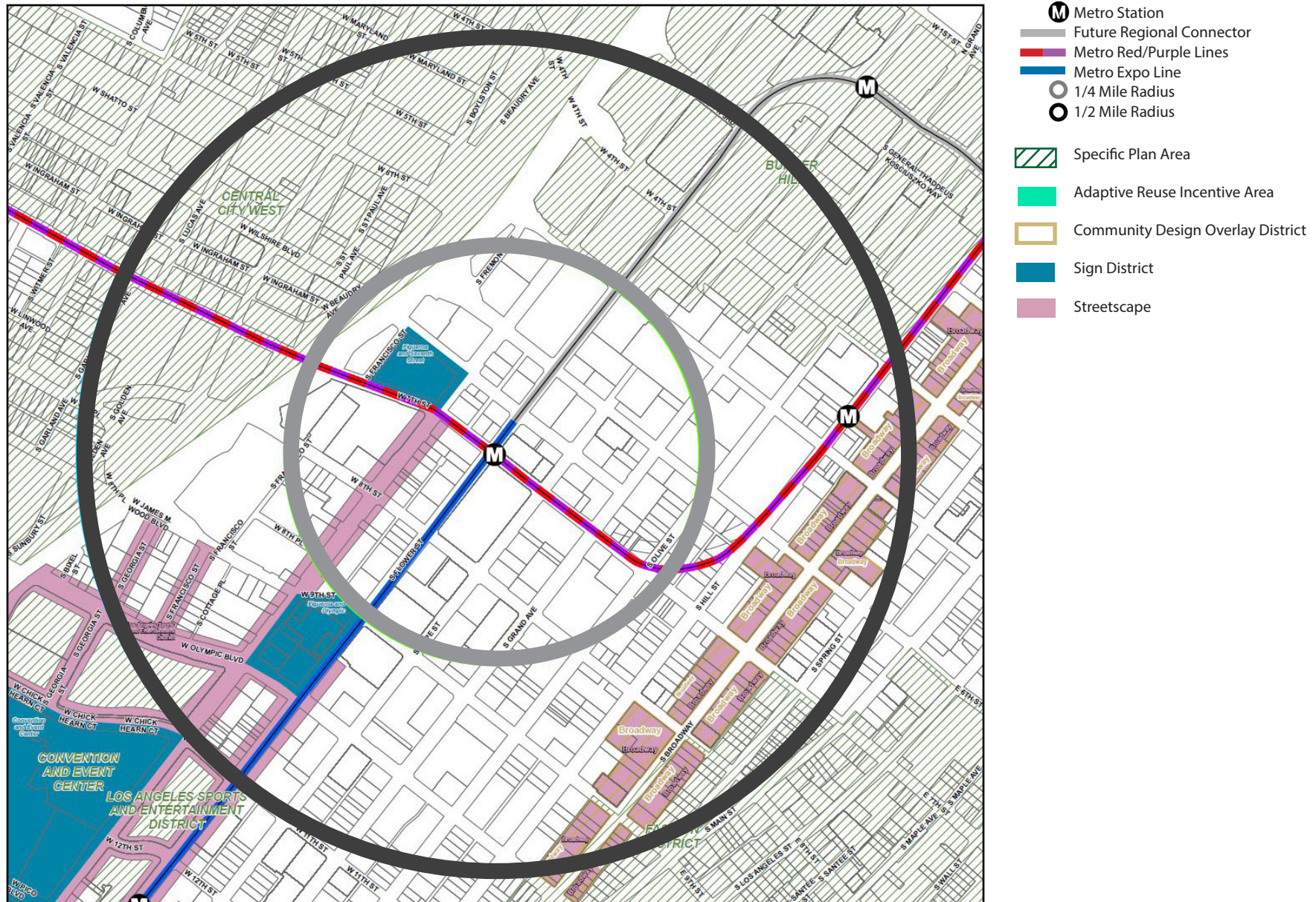Includes sites designated by the National Register of Historic Places, California Register of Historical Resources and by the City of Los Angeles Cultural Heritage Commission.

7th & METRO STATION | public services & amenities

Legend:
- Ⓜ Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Expo Line
- ◯ 1/4 Mile Radius
- ◯ 1/2 Mile Radius

- Parks and Gardens
- Los Angeles Public Library
- Health Center
- Health Clinic
- Hospital & Medical Center
- FD Fire Station
- PD Law Enforcement Station
- Private or Charter School
- Public High School
- College/University
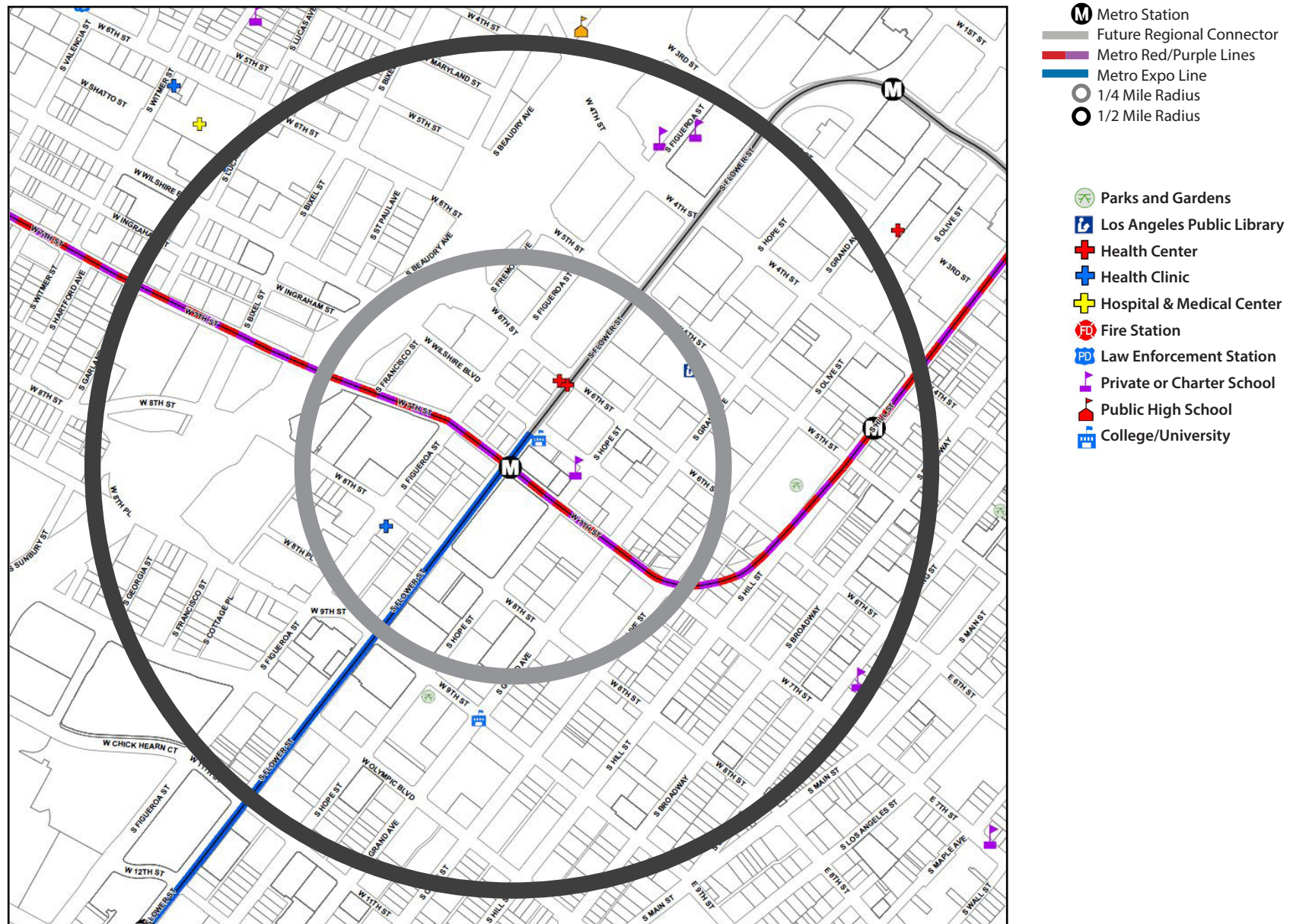
7th & METRO STATION | planning overlays
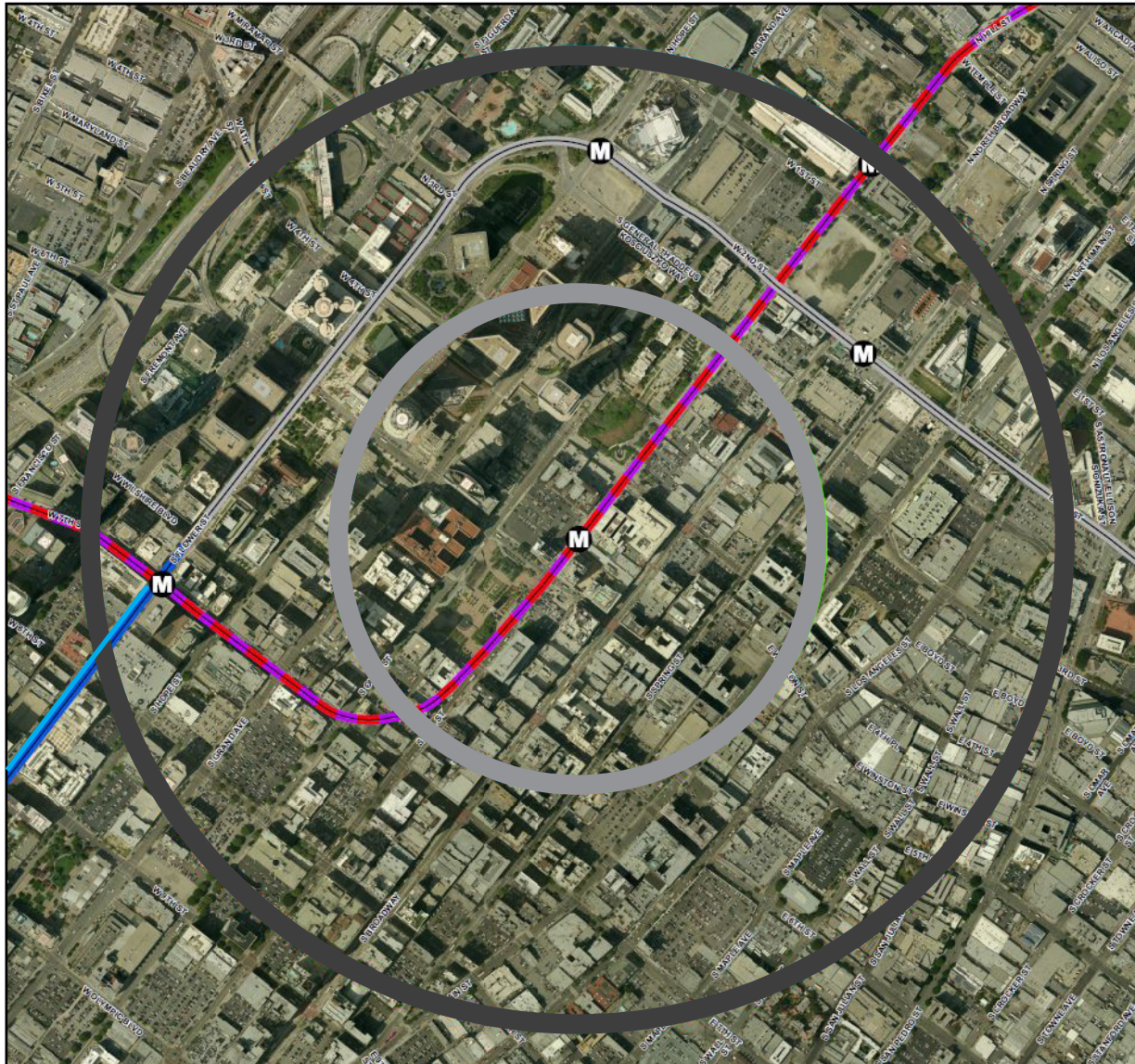
Legend:

- Ⓜ Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Expo Line
- ◯ 1/4 Mile Radius
- ◯ 1/2 Mile Radius

- Specific Plan Area
- Adaptive Reuse Incentive Area
- Community Design Overlay District
- Sign District
- Streetscape

PERSHING SQUARE | aerial

Legend:
- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Line
- Metro Blue Line
- Metro Expo Line
- ○ 1/4 Mile Radius
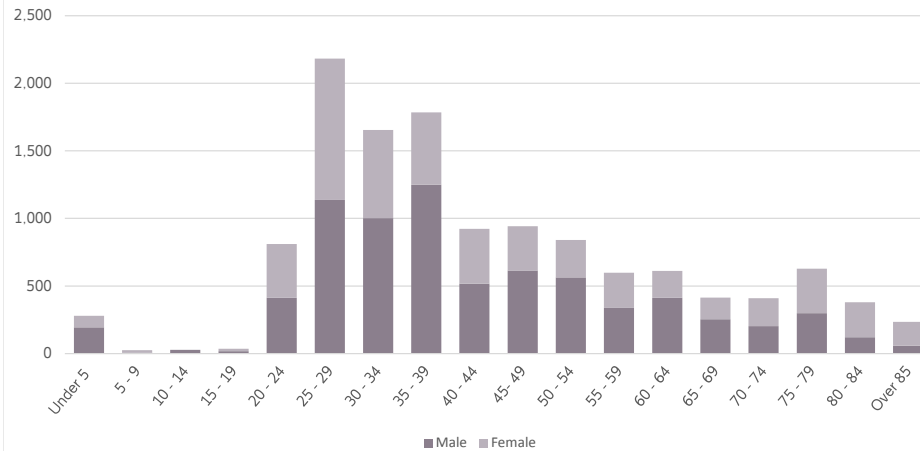- ◎ 1/2 Mile Radius

Image Source:: Flickr

Image Source: Steve Lyon

PERSHING SQUARE | building footprints

Legend:
- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Blue Line
- Metro Expo Line
- ○ 1/4 Mile Radius
- ◉ 1/2 Mile Radius
- Building Footprints
- Building Footprints within 1/4 Mile of the Station

PERSHING SQUARE | demographics

POPULATION BY AGE & SEX

Male　Female

TOTAL POPULATION

12,788

EDUCATIONAL ATTAINMENT

- Bachelor's Degree, 17%
- Some College, 19%
- Graduate Degree, 17%
- Associate's Degree, 3%
- HS Graduate, 14%
- < 9th Grade, 7%
- < High School Graduate, 9%

LANGUAGE SPOKEN AT HOME

Spanish	17%
English	82%
Other Indo-European Languages	8%
Asian & Pacific Island Languages	23%
Other	1%

RACE & ETHNICITY

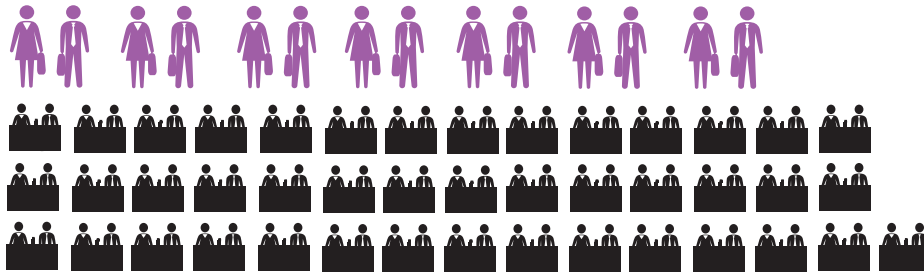|	
African American	27%
Asian	25%
Other	2%
Two Or More	5%
Hispanic/Latino	20%
White	50%
Native Hawaiian/Pacific Islander	0.06%
American Indian/Alaska Native	0.34%
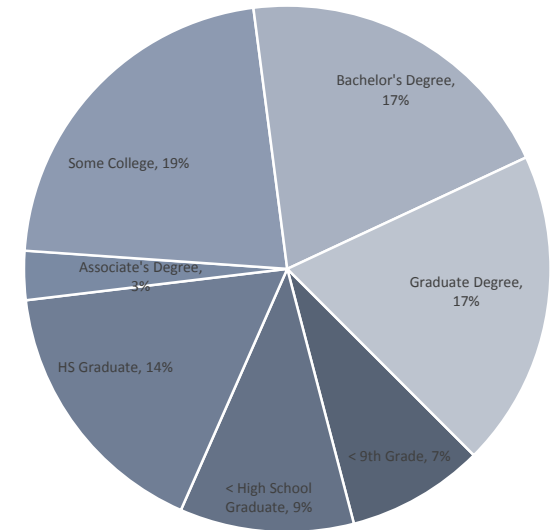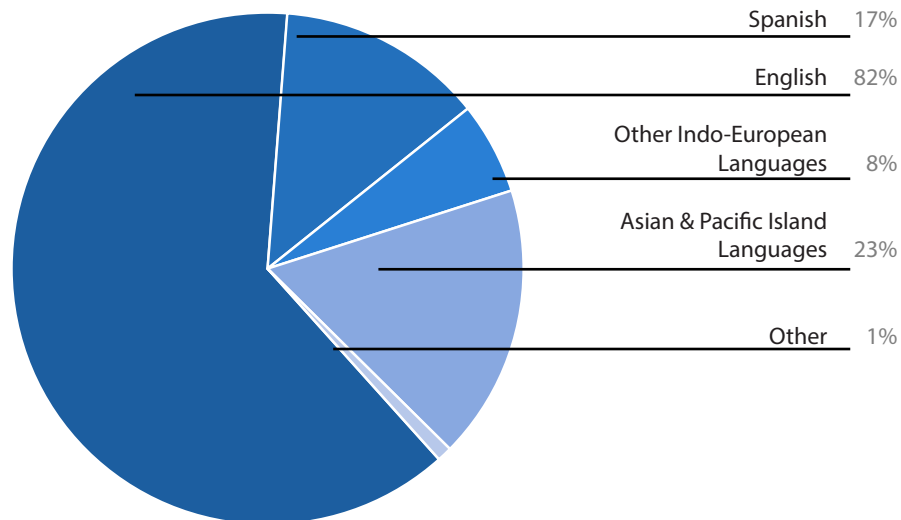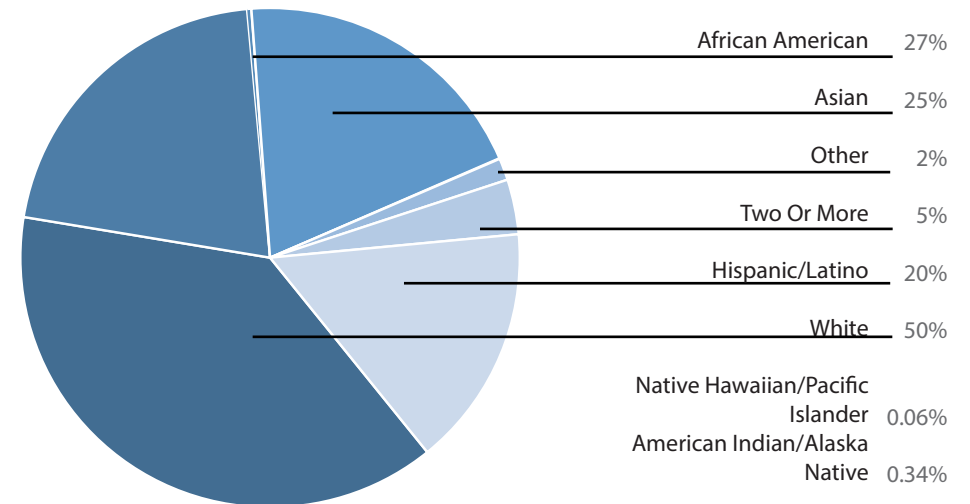
PERSHING SQUARE | economic profile

JOBS & EMPLOYMENT

6,776 Employed Workers

= 1,000 Employed Workers

87,255 Jobs

= 2,000 Jobs
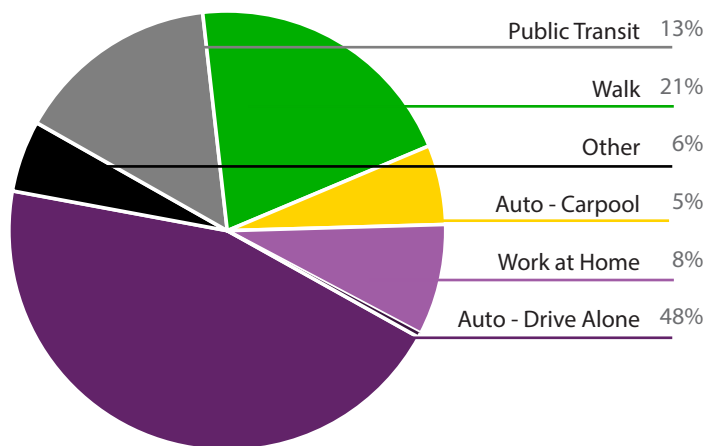
AVERAGE COMMUTE TIME	JOB DENSITY	JOB INTENSITY	JOBS/HOUSING BALANCE
27 minutes	**175** Jobs/Acre	**12.88** Jobs/Employed Worker	**8.3** Jobs/Housing Unit

COMMUTING OPTIONS
Percent of Workers Over the Age of 16

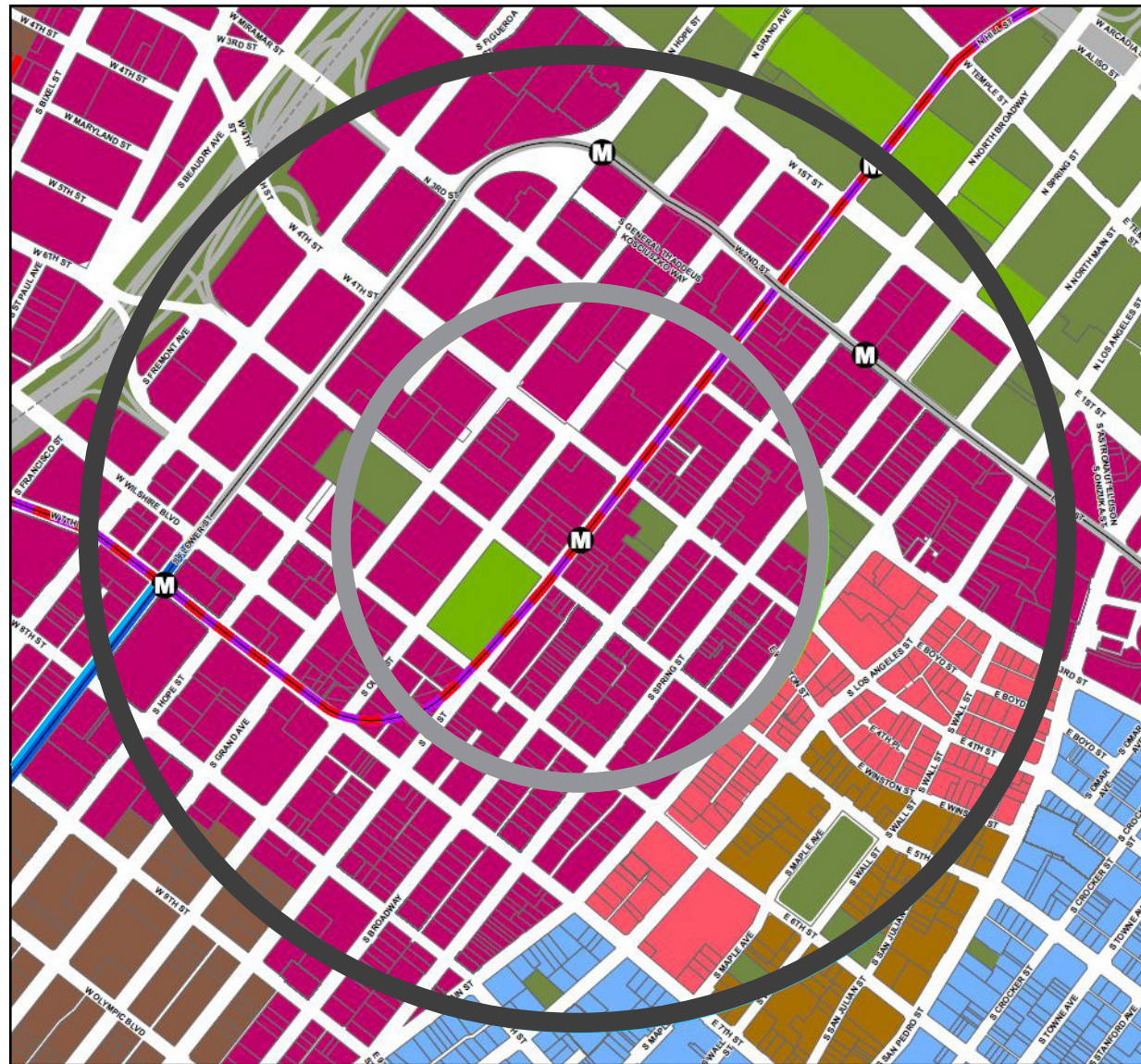|	
Public Transit	13%
Walk	21%
Other	6%
Auto - Carpool	5%
Work at Home	8%
Auto - Drive Alone	48%

TOP INDUSTRIES
Percent of Employed Workers by Industry

MEDIAN EARNINGS
Of Top Industries

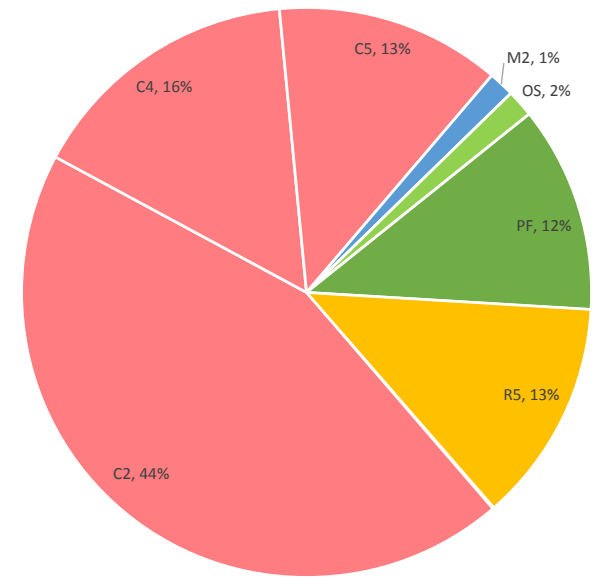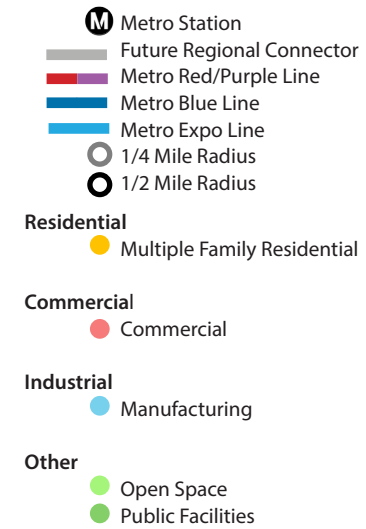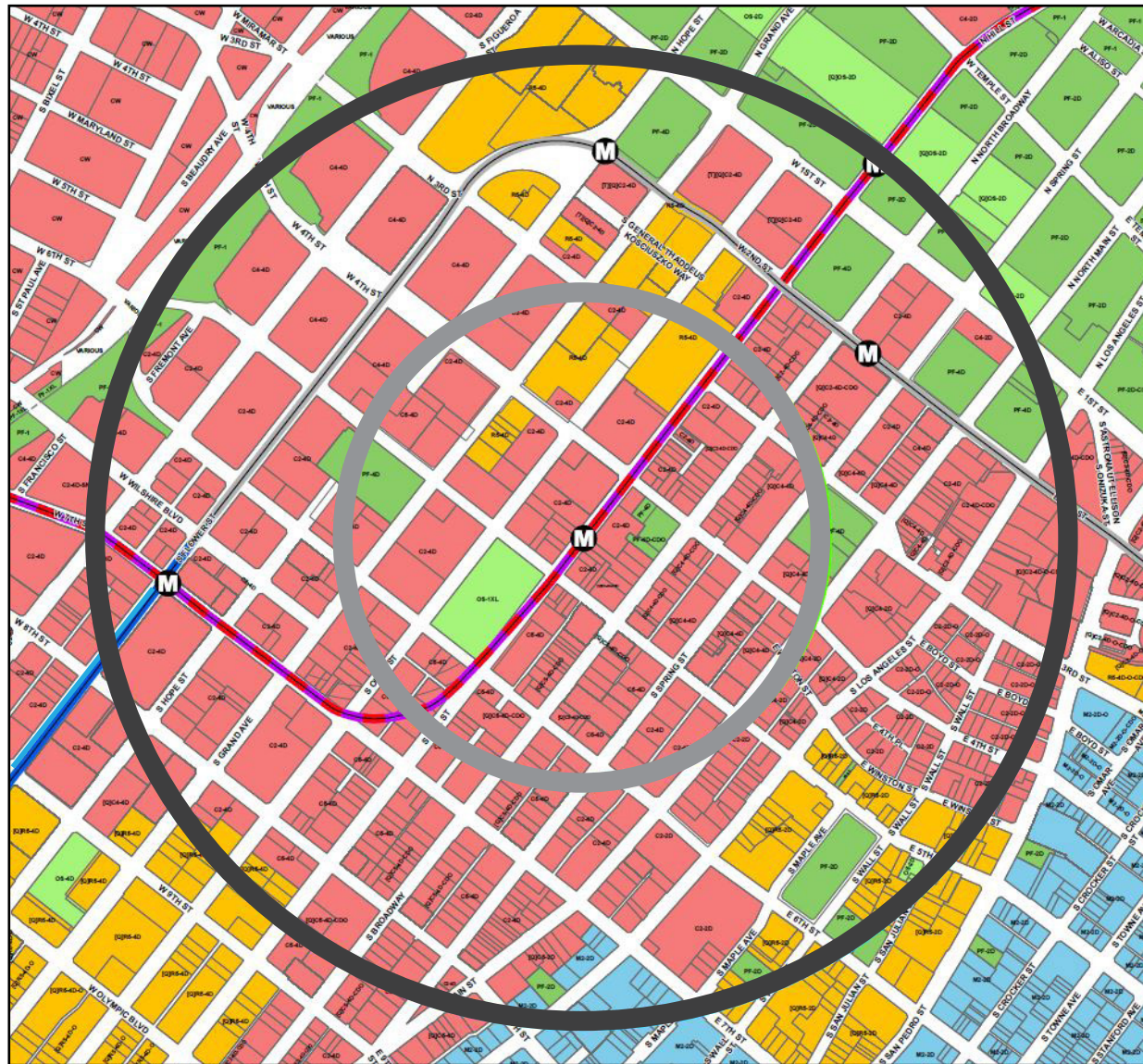|		
Professional, Scientific, Management, Administrative & Waste Management	13%	$57,187
Finance, Insurance, Real Estate, Rental & Leasing	9%	$64,267
Information	13%	$77,440
Educational Services, Health Care & Social Assistance	11%	$48,268
Arts, Entertainment, Recreation, Accommodation & Food Services	13%	$28,238
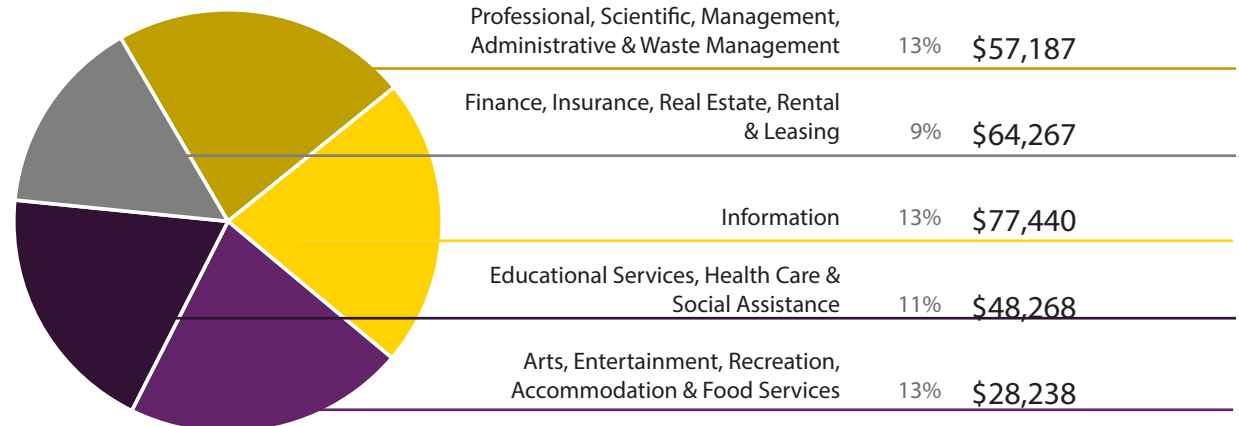
PERSHING SQUARE | general plan land use

Metro Station

Future Regional Connector
Metro Red/Purple Lines
Metro Blue Line
Metro Expo Line
1/4 Mile Radius
1/2 Mile Radius

Residential
High Medium
High

Commercial
Community Commercial
Regional Commercial
Regional Center Commercial
Mixed Use Commercial - Residential

Industrial
Light Manufacturing

Other
Open Space
Public Facilities
Public Facilities Freeways

Light Manufacturing, 2%
Open Space, 1%
Public Facilities, 11%
Freeways, 1%
High Medium, 4%
High, 1%
Community Commercial, 10%
Regional Center Commercial, 70%

Percentage of Land Area

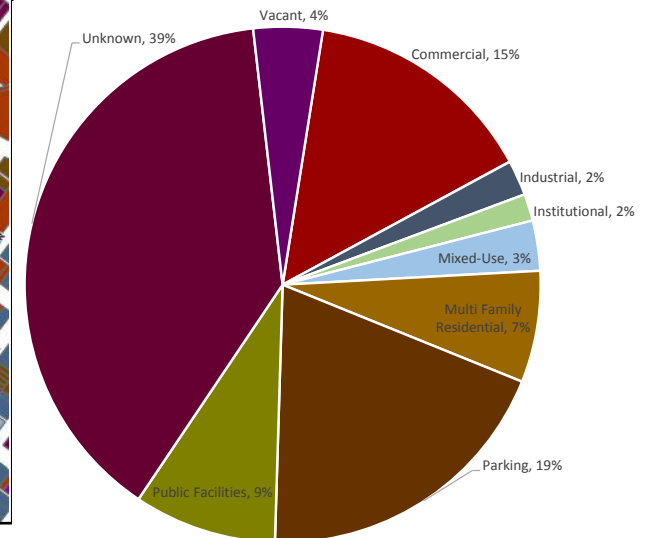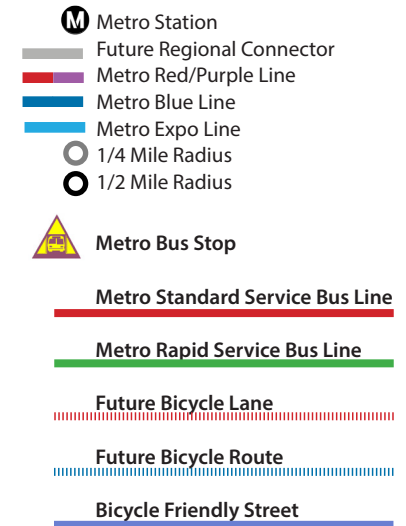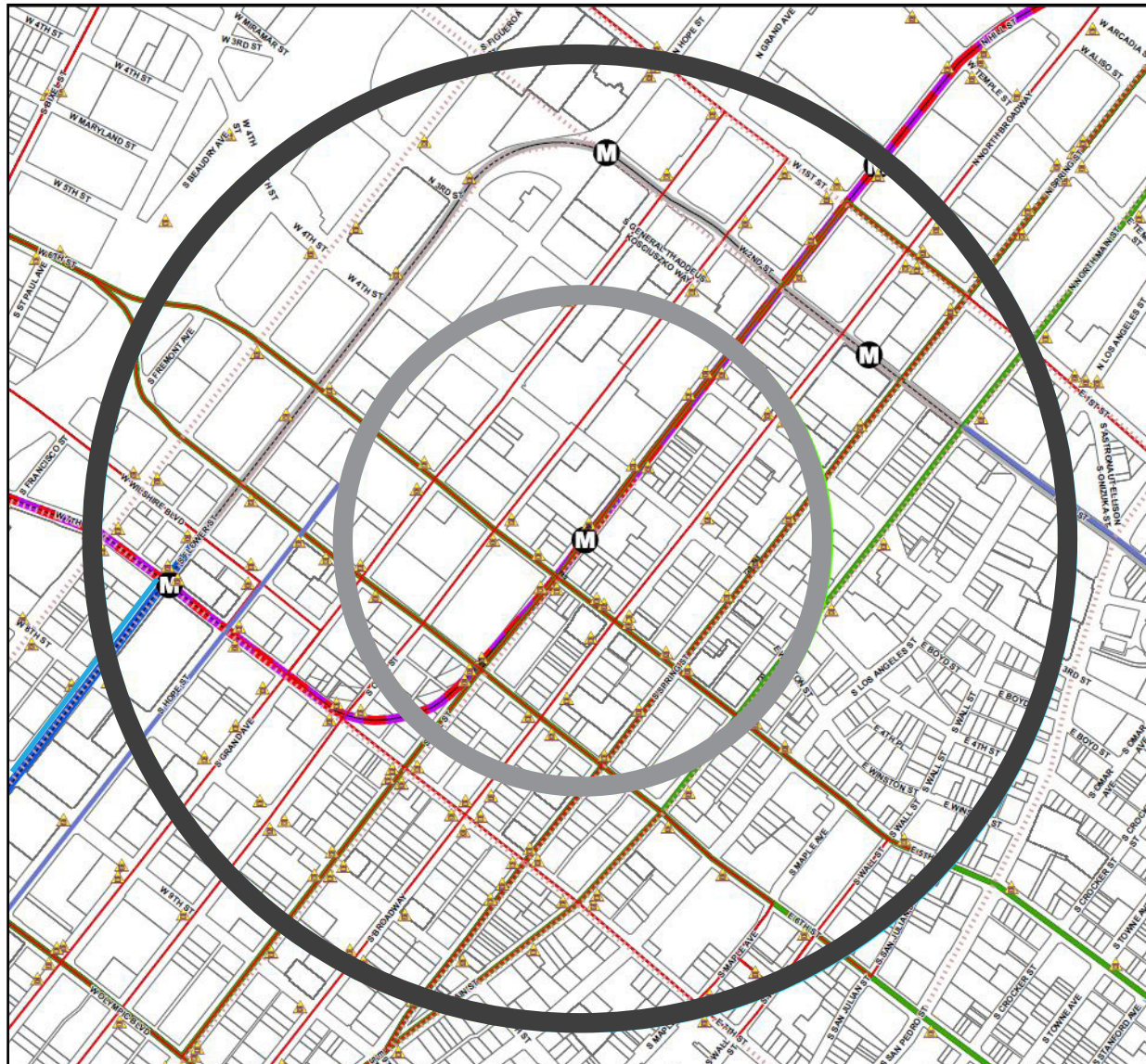# PERSHING SQUARE | zoning

Legend:

- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Line
- Metro Blue Line
- Metro Expo Line
- ○ 1/4 Mile Radius
- ◉ 1/2 Mile Radius

Residential
- Multiple Family Residential

Commercial
- Commercial

Industrial
- Manufacturing

Other
- Open Space
- Public Facilities

Pie chart values: C5, 13% | M2, 1% | OS, 2% | C4, 16% | PF, 12% | C2, 44% | R5, 13%

PERSHING SQUARE | existing land use

Legend:

- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Line
- Metro Blue Line
- Metro Expo Line
- 1/4 Mile Radius
- 1/2 Mile Radius

Residential
- Single Family Residential
- Multiple Family Residential

Commercial
- Commercial
- Mixed-Use

Industrial
- Industrial/Manufacturing

Other
- Open Space
- Institutional
- Parking
- Public Facilities
- Unknown
- Vacant

Pie chart:
- Unknown, 39%
- Vacant, 4%
- Commercial, 15%
- Industrial, 2%
- Institutional, 2%
- Mixed-Use, 3%
- Multi Family Residential, 7%
- Parking, 19%
- Public Facilities, 9%

PERSHING SQUARE | transit service

Legend:

- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Line
- Metro Blue Line
- Metro Expo Line
- 1/4 Mile Radius
- 1/2 Mile Radius

- 🚌 **Metro Bus Stop**
- **Metro Standard Service Bus Line**
- **Metro Rapid Service Bus Line**
- **Future Bicycle Lane**
- **Future Bicycle Route**
- **Bicycle Friendly Street**

STATION AREA AVERAGE BUS BOARDINGS/ALIGHTINGS

🚌 E 47,354

🚌 W 47,968

STATION WALKSCORE*

92

Walker's Paradise

*Based on results from www.walkscore.com

PERSHING SQUARE | traffic patterns
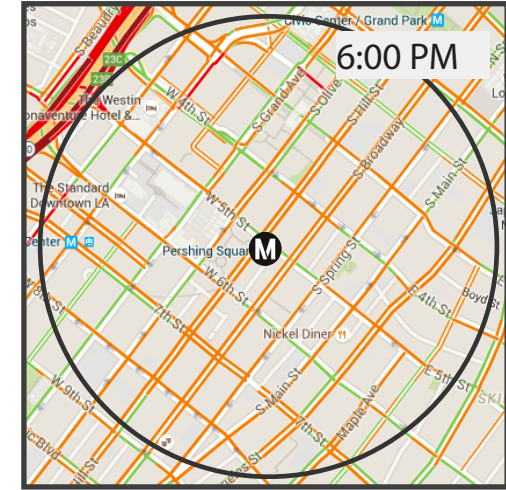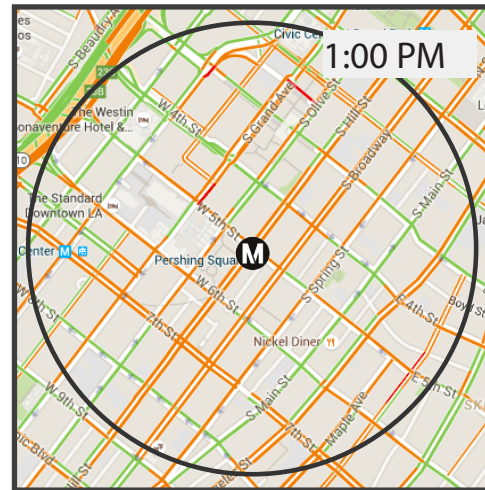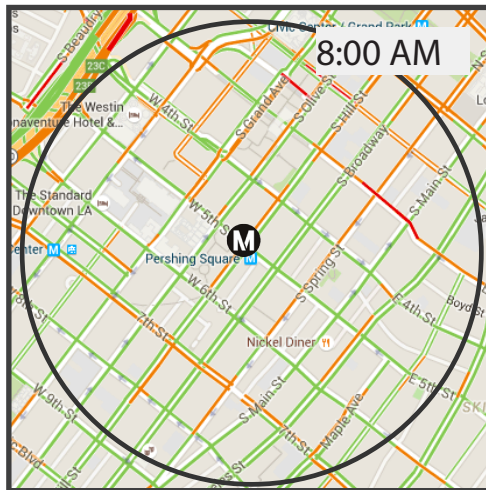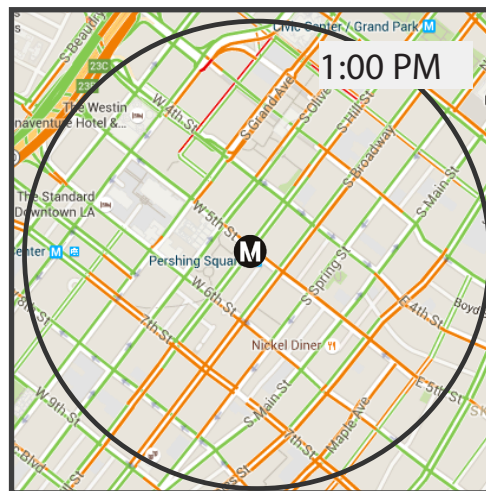
WEEKDAY TRAFFIC PATTERNS

8:00 AM

1:00 PM

6:00 PM

WEEKEND TRAFFIC PATTERNS

1:00 PM

Ⓜ Metro Station

◯ 1/2 Mile Radius

Fast ▮▮ Slow

These maps are based on Google Maps' "Typical Traffic" data results.
The patterns show Mondays (Weekdays) and Sundays (Weekend).
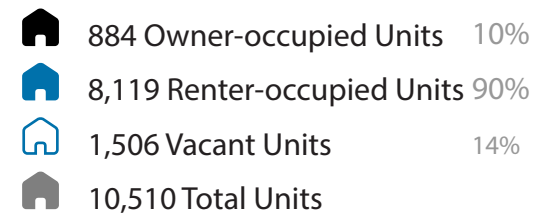Data from wwww.maps.google.com.

PERSHING SQUARE | street designations
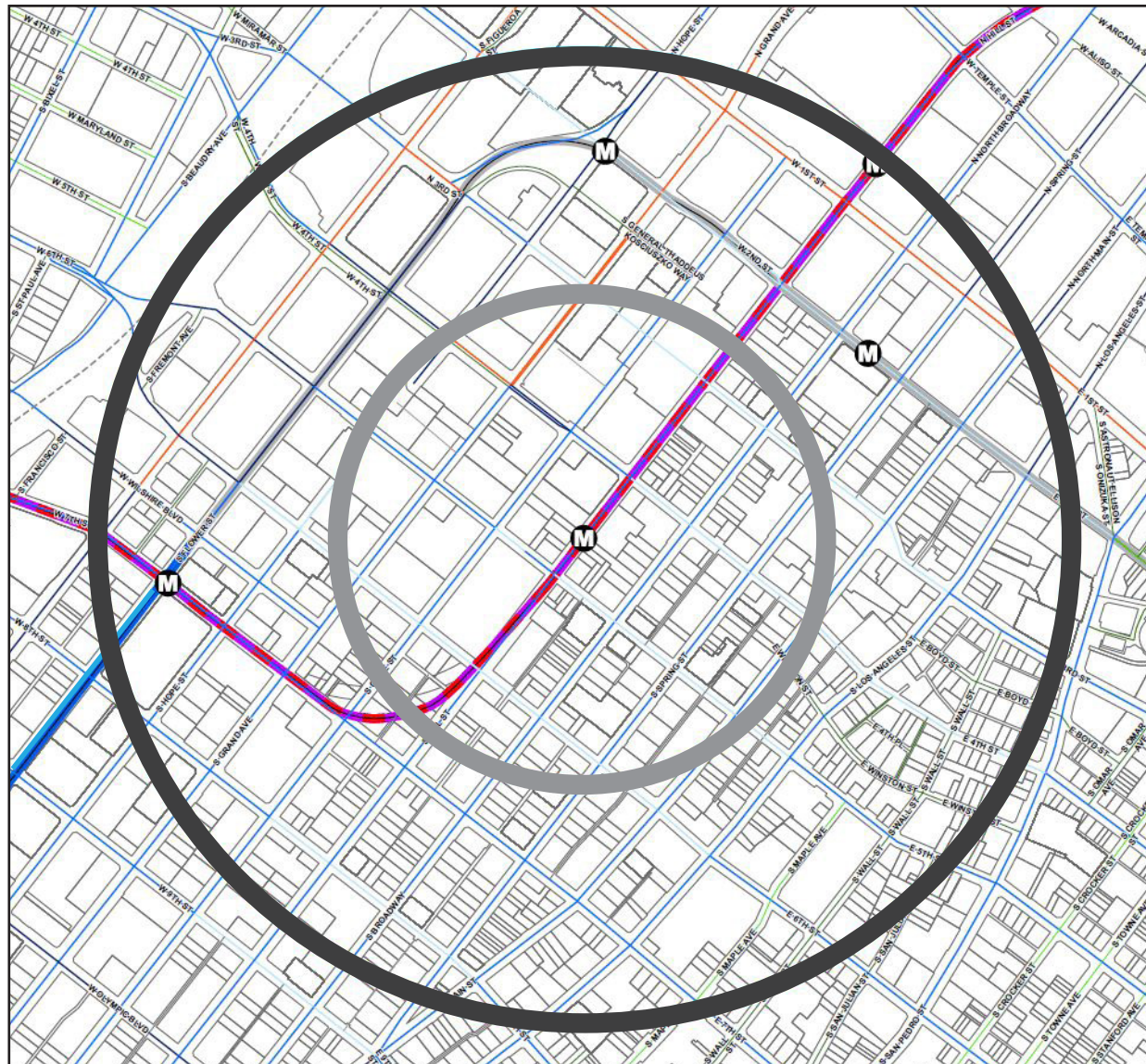
Legend:
- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Line
- Metro Blue Line
- Metro Expo Line
- 1/4 Mile Radius
- 1/2 Mile Radius

- Avenue I
- Avenue II
- Avenue III
- Boulevard II
- Collector
- Local - Standard
- Pedestrian Walk
- Private Street

PERSHING SQUARE | housing

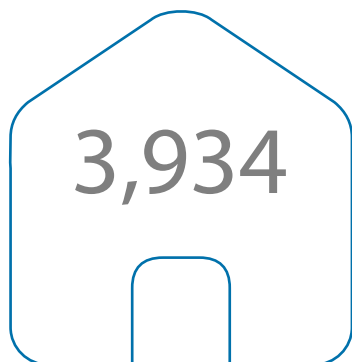## NUMBER OF UNITS

= 500 Units

884 Owner-occupied Units   10%

8,119 Renter-occupied Units   90%

1,506 Vacant Units   14%

10,510 Total Units

MEDIAN GROSS RENT
RENTER-OCCUPIED UNITS

$1,020

MEDIAN HOME VALUE
OWNER-OCCUPIED UNITS

$422,733

MEDIAN HOUSEHOLD INCOME

$26,012

AFFORDABLE HOUSING
HUD SUBSIDIZED UNITS

3,934

VEHICLES PER HOUSEHOLD
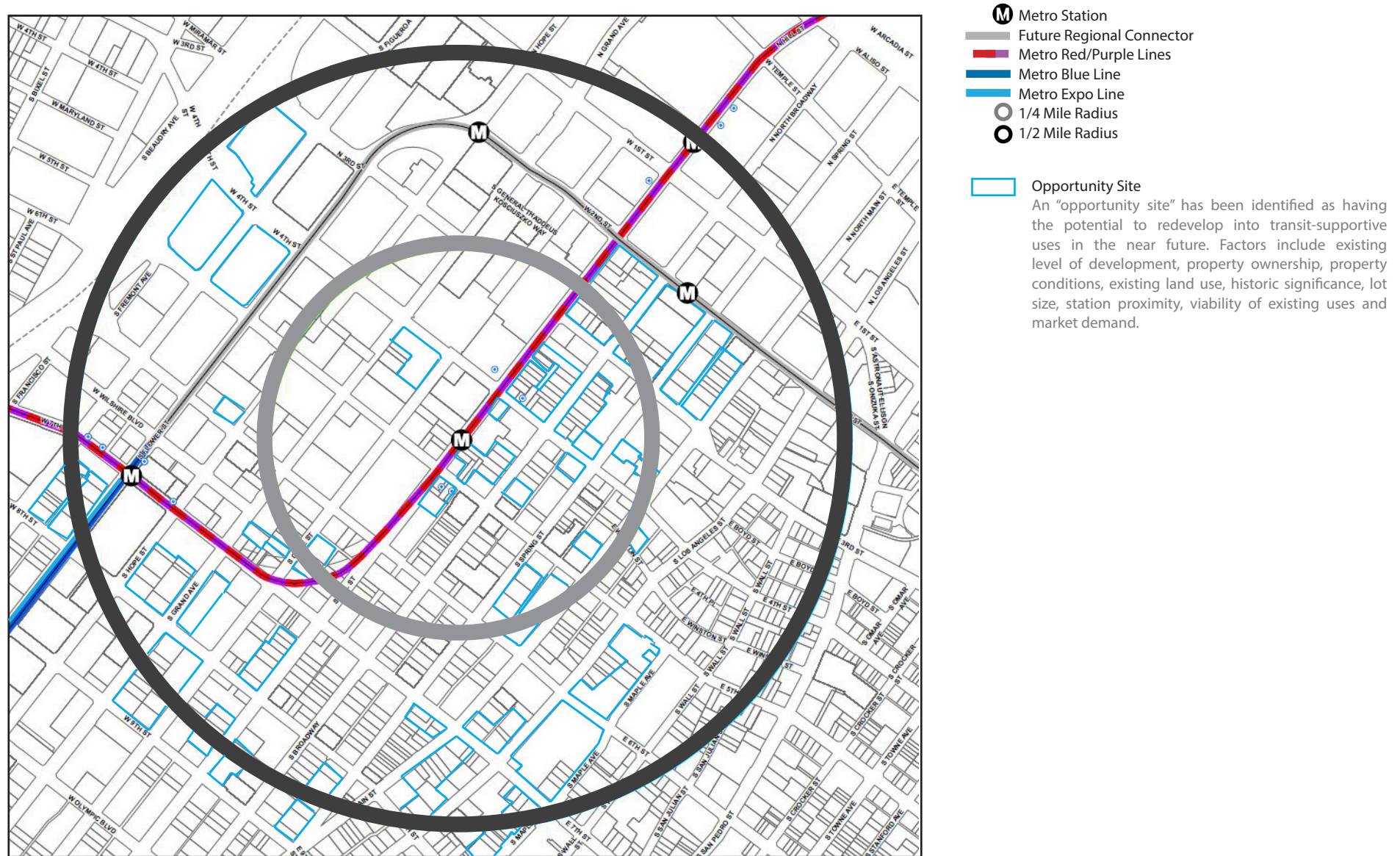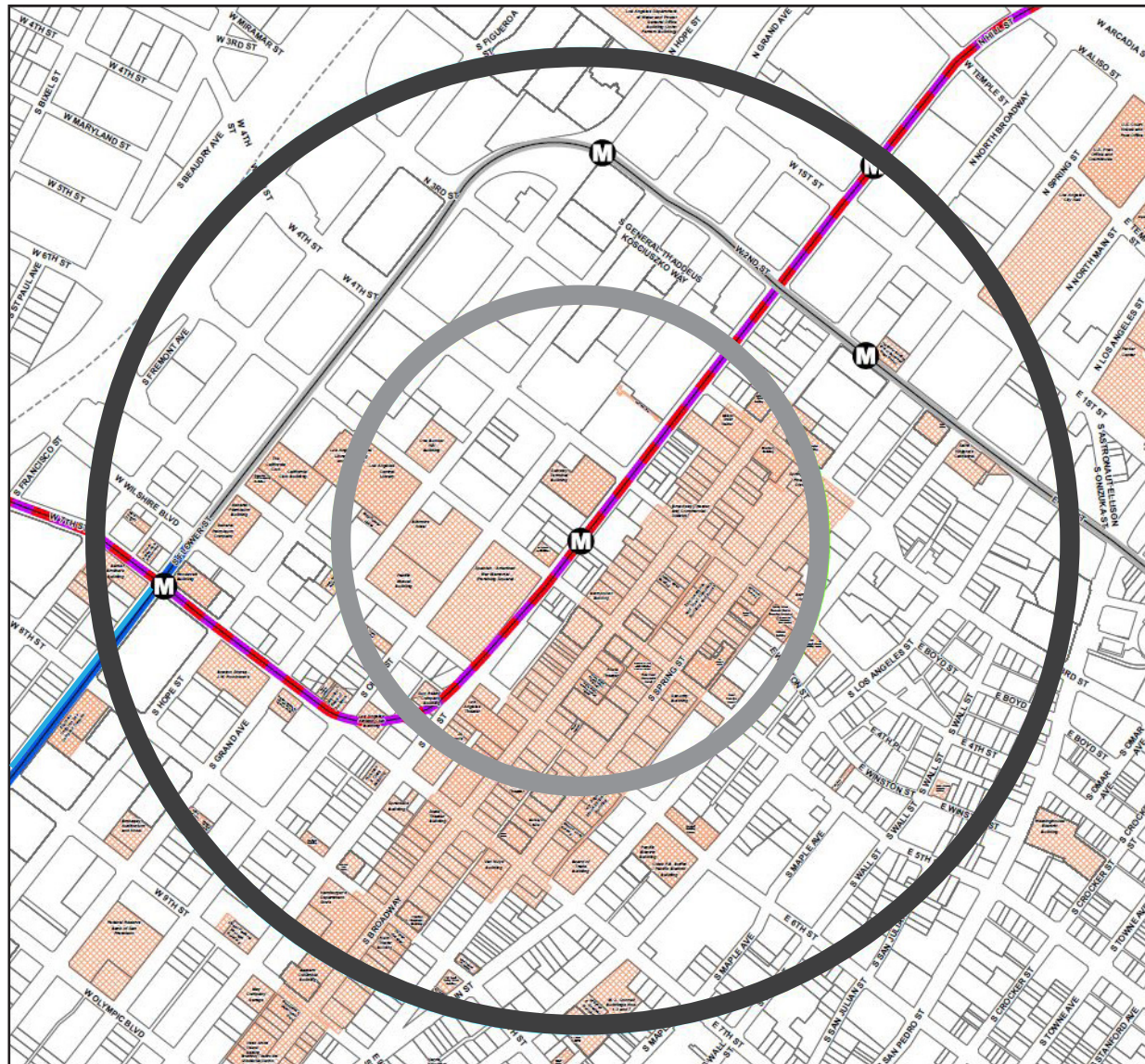### NUMBER AVAILABLE TO OCCUPIED UNITS

2 Cars   26%

3 Cars   3%

0 Cars   17%

1 Car   54%

AVERAGE HOUSEHOLD SIZE

1.29
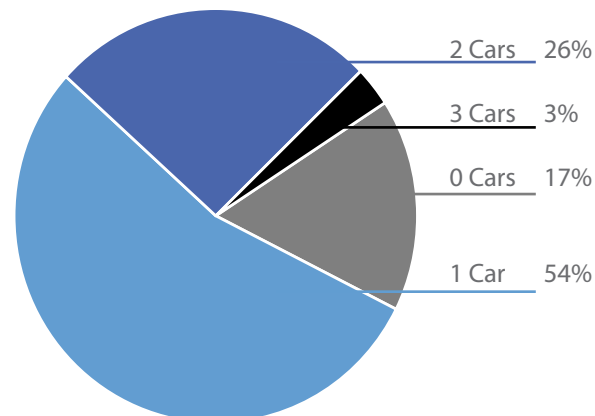
Certain census tracts had a recorded median gross rent and median home value as "$2,000+" and "$1,000,000+" respectively. For the purpose of this analysis, those values were rounded to $2,000 and $1,000,000.

PERSHING SQUARE | opportunity sites

Legend:
- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Blue Line
- Metro Expo Line
- ○ 1/4 Mile Radius
- ◉ 1/2 Mile Radius

☐ Opportunity Site
An "opportunity site" has been identified as having the potential to redevelop into transit-supportive uses in the near future. Factors include existing level of development, property ownership, property conditions, existing land use, historic significance, lot size, station proximity, viability of existing uses and market demand.

PERSHING SQUARE | historic resources
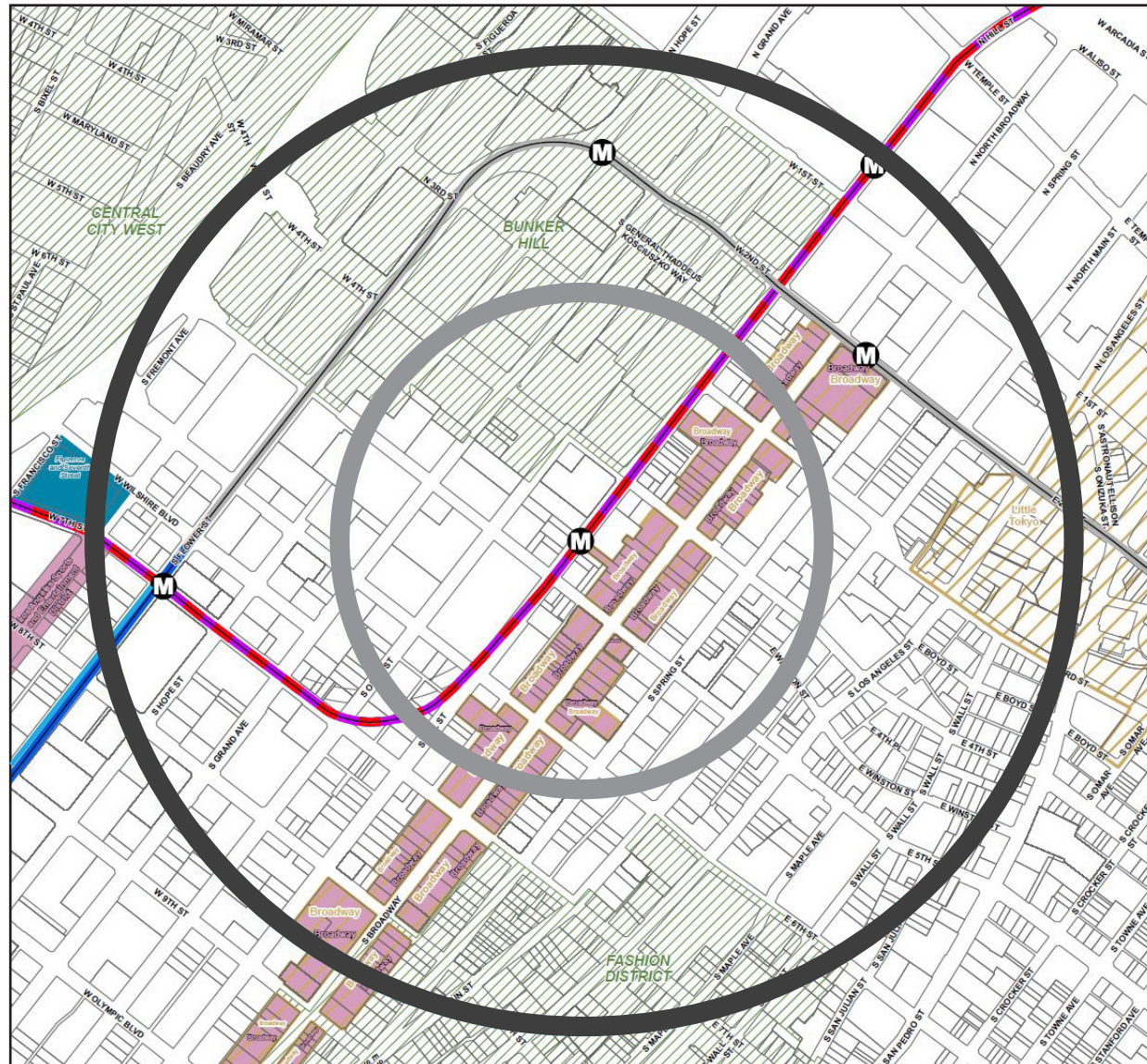

Legend

- Ⓜ Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Blue Line
- Metro Expo Line
- ○ 1/4 Mile Radius
- ◉ 1/2 Mile Radius

▨ Historic-Cultural Monument
Includes sites designated by the National Register of Historic Places, California Register of Historical Resources and by the City of Los Angeles Cultural Heritage Commission.

# PERSHING SQUARE | public services & amenities

Legend:

- **M** Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Blue Line
- Metro Expo Line
- 1/4 Mile Radius
- 1/2 Mile Radius

- **Parks and Gardens**
- **Los Angeles Public Library**
- **Health Center**
- **Health Clinic**
- **Hospital & Medical Center**
- **Fire Station**
- **Law Enforcement Station**
- **Private or Charter School**
- **Public High School**
- **College/University**

PERSHING SQUARE | planning overlays

Legend:
- Ⓜ Metro Station
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Blue Line
- Metro Expo Line
- ◯ 1/4 Mile Radius
- ⬤ 1/2 Mile Radius
- ▨ Specific Plan Area
- Adaptive Reuse Incentive Area
- Community Design Overlay District
- Sign District
- Streetscape

PICO STATION | aerial
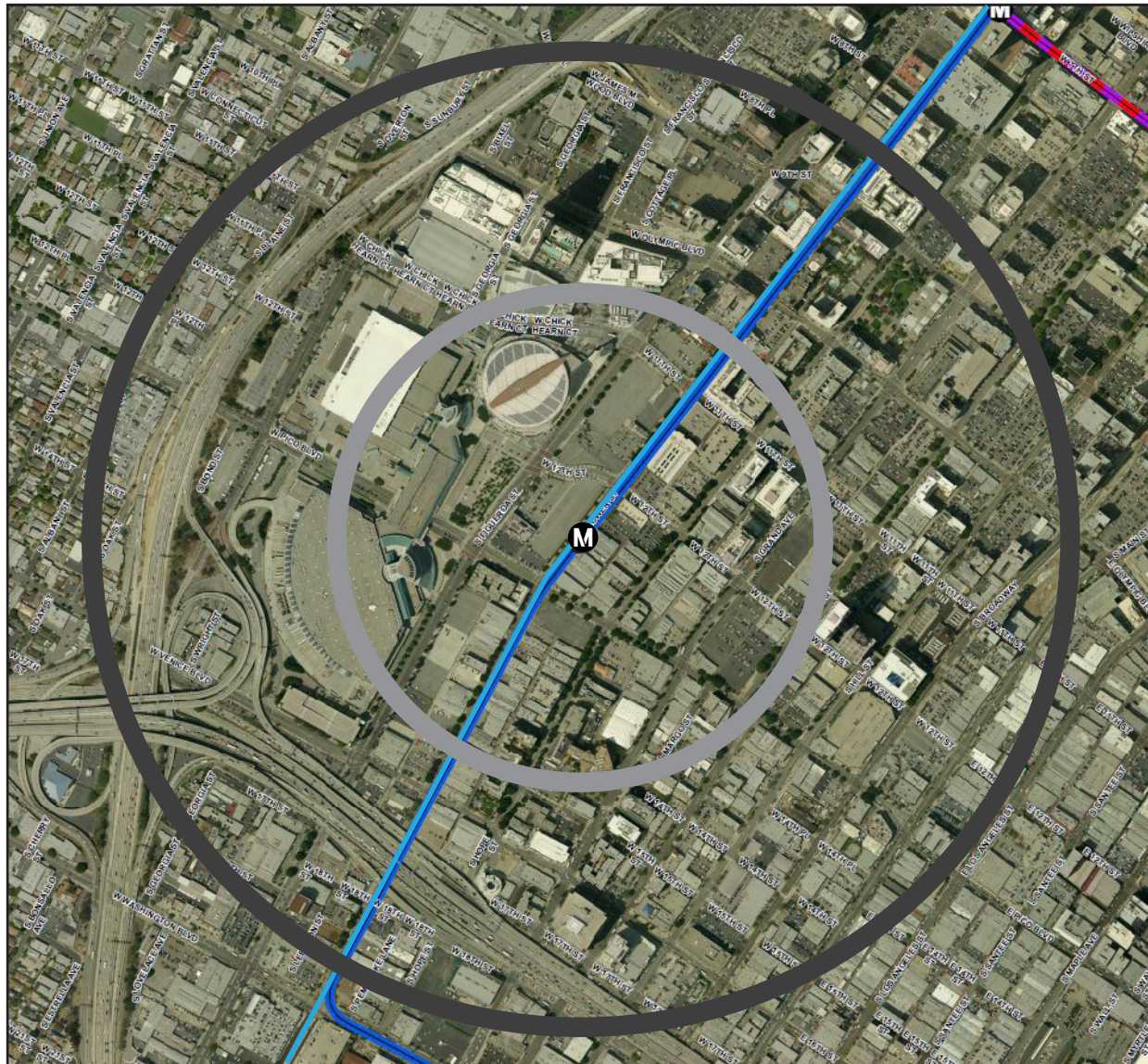
Metro Station
Metro Red/Purple Lines
Metro Blue Line
Metro Expo Line
1/4 Mile Radius
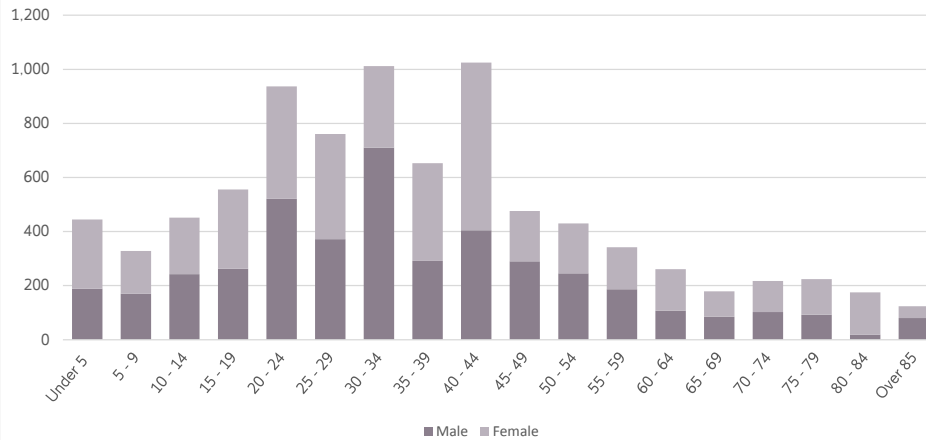1/2 Mile Radius

Image Source: Frederick Dennstedt

Image Source:: South Park Business Improvement District

PICO STATION | building footprints

Legend:
- M Metro Station
- Metro Red/Purple Lines
- Metro Blue Line
- Metro Expo Line
- 1/4 Mile Radius
- 1/2 Mile Radius
- Building Footprint
- **Building Footprint within a 1/4 Mile Radius**

PICO STATION | demographics

POPULATION BY AGE & SEX

■ Male ■ Female

TOTAL POPULATION

9,620

EDUCATIONAL ATTAINMENT

- Some College, 9%
- Associate's Degree, 4%
- Bachelor's Degree, 23%
- HS Graduate, 14%
- Graduate Degree, 12%
- < High School Graduate, 14%
- < 9th Grade, 20%

LANGUAGE SPOKEN AT HOME

Spanish	4%
Other Indo-European Languages	13%
Other	2%
English	23%
Asian & Pacific Island Languages	41%

RACE & ETHNICITY

Hispanic/Latino	27%
White	25%
	2%
African American	5%
	20%
Asian	
	50%
Two or More	
Hawaiian/Pacific Islander	
American Indian/Alaska	0%
Native	0.18%
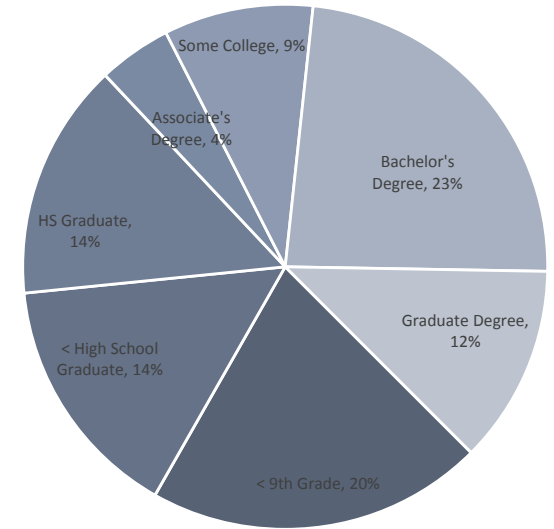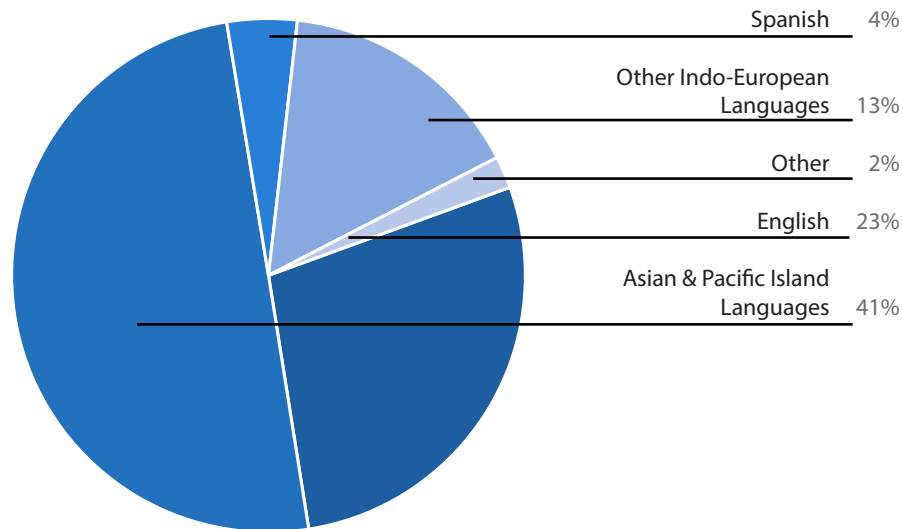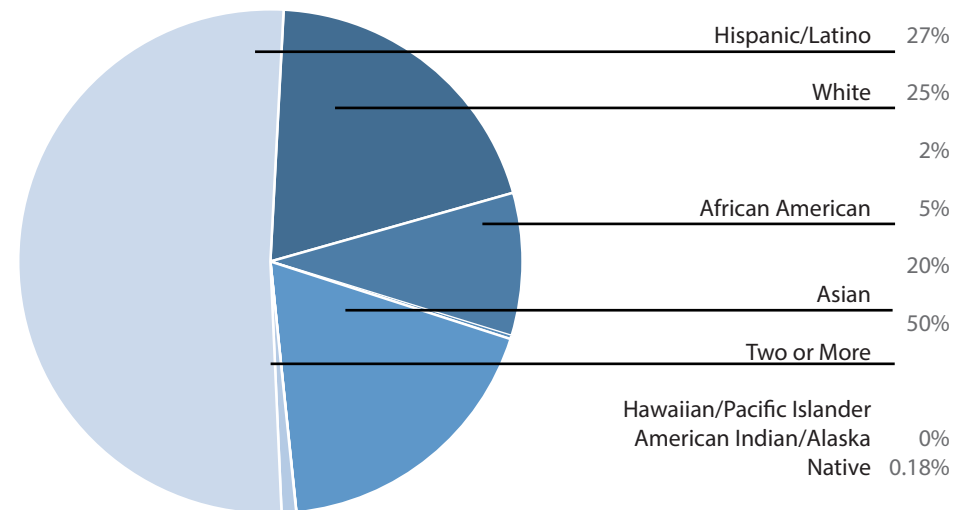
PICO STATION | economic profile

JOBS & EMPLOYMENT

3,927 Employed Workers

= 1,000 Employed Workers

22,559 Jobs

= 2,000 Jobs

AVERAGE COMMUTE TIME	JOB DENSITY	JOB INTENSITY	JOBS/HOUSING BALANCE
29 minutes	**45** Jobs/Acre	**5.74** Jobs/Employed Worker	**3.97** Jobs/Housing Unit
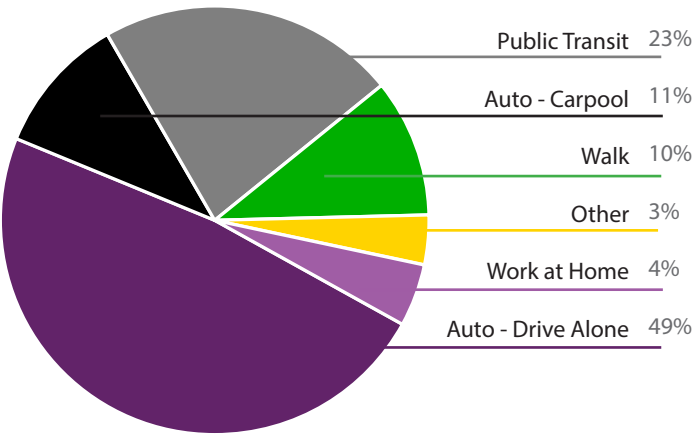
COMMUTING OPTIONS
Percent of Workers Over the Age of 16

Option	Percent
Public Transit	23%
Auto - Carpool	11%
Walk	10%
Other	3%
Work at Home	4%
Auto - Drive Alone	49%

TOP INDUSTRIES
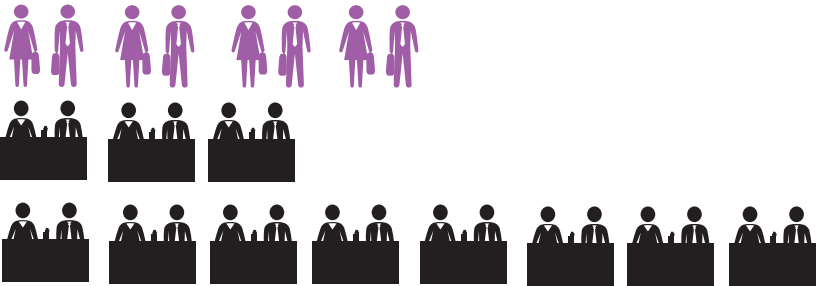Percent of Employed Workers by Industry

MEDIAN EARNINGS
Of Top Industries

Industry	Percent	Median Earnings
Educational Services, Health Care & Social Assistance	14%	$36,008
Finance, Insurance, Real Estate, Rental & Leasing	9%	$54,570
Manufacturing	13%	$25,473
Arts, Entertainment, Recreation, Accommodation & Food Services	10%	$19,531
Retail Trade	12%	$27,564
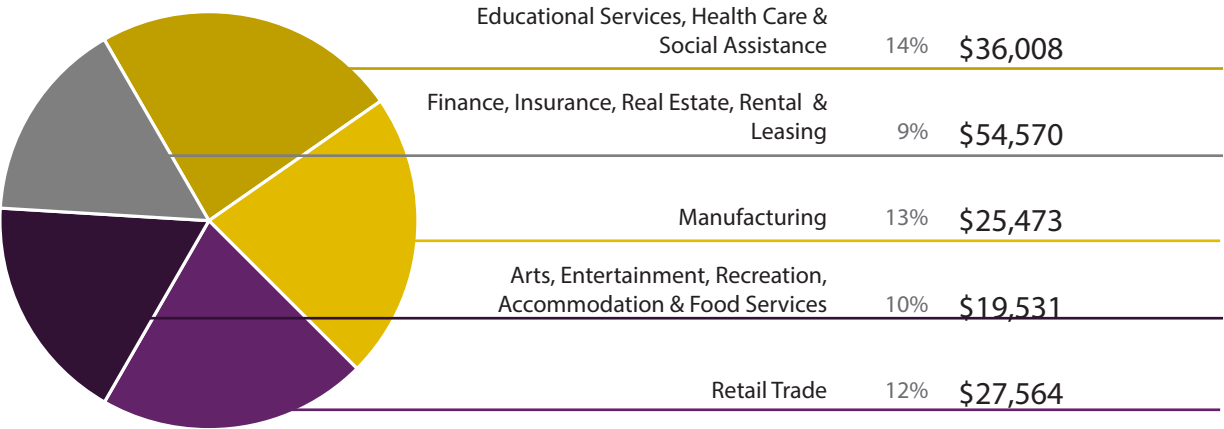
PICO STATION | general plan land use

Legend:
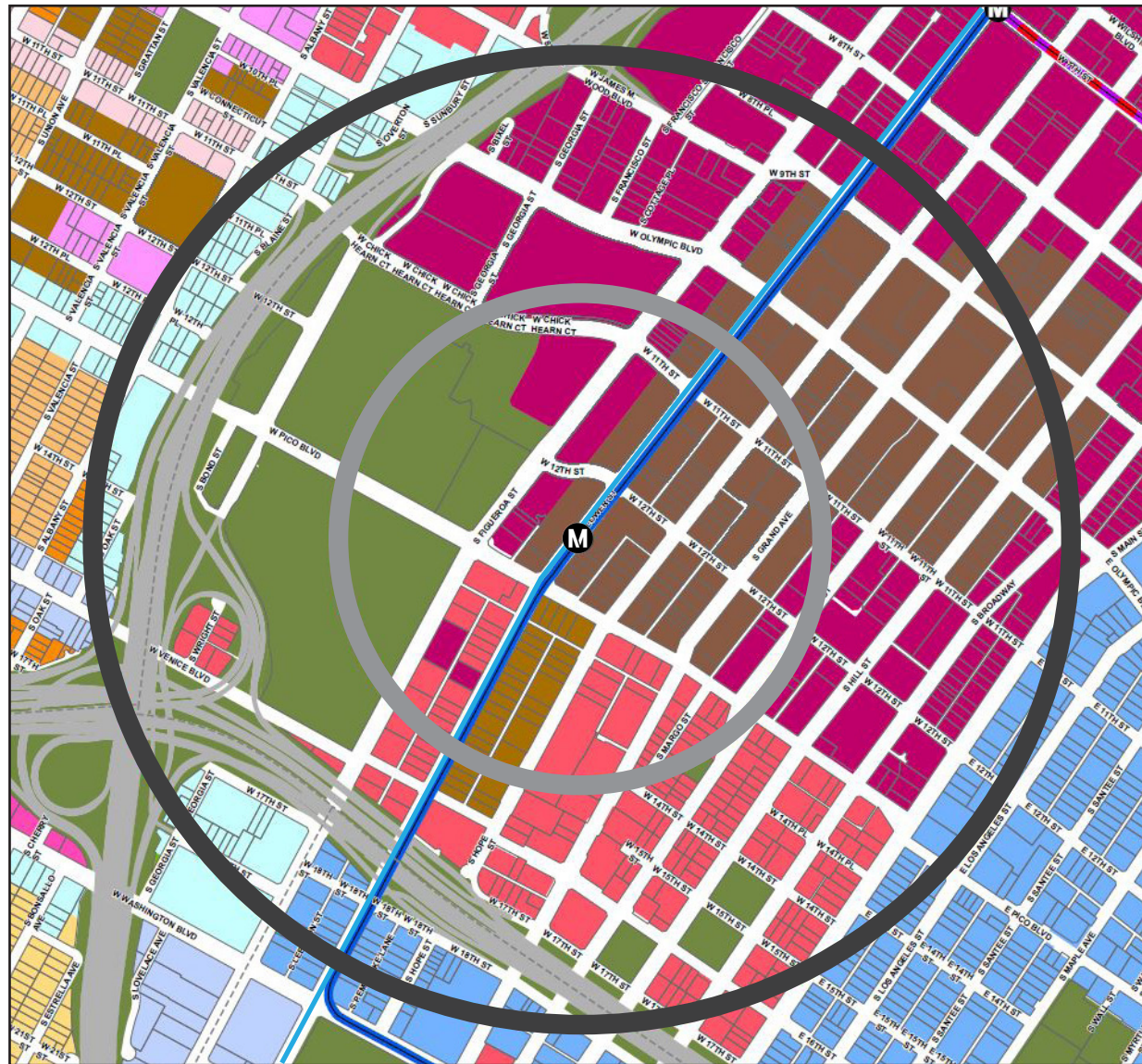
- Ⓜ Metro Station
- ▬ Metro Red/Purple Lines
- ▬ Metro Blue Line
- ▬ Metro Expo Line
- ◯ 1/4 Mile Radius
- ⬤ 1/2 Mile Radius

Residential
- Low Medium II
- Medium
- High Medium
- High

Commercial
- Limited Commercial
- General Commercial
- Community Commercial
- Regional Commercial
- Regional Center Commercial
- Highway Oriented Commercial

Industrial
- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing

Other
- Public Facilities
- Public Facilities Freeways

Pie chart (Percentage of Land Area):
- High, 18%
- High Medium, 2%
- Light Manufacturing, 4%
- Community Commercial, 14%
- Commercial Manufacturing, 6%
- Regional Center Commercial
- Public Facilities, 34%

PICO STATION | zoning

Legend:

- Ⓜ Metro Station
- Metro Red/Purple Lines
- Metro Blue Line
- Metro Expo Line
- ○ 1/4 Mile Radius
- ◎ 1/2 Mile Radius

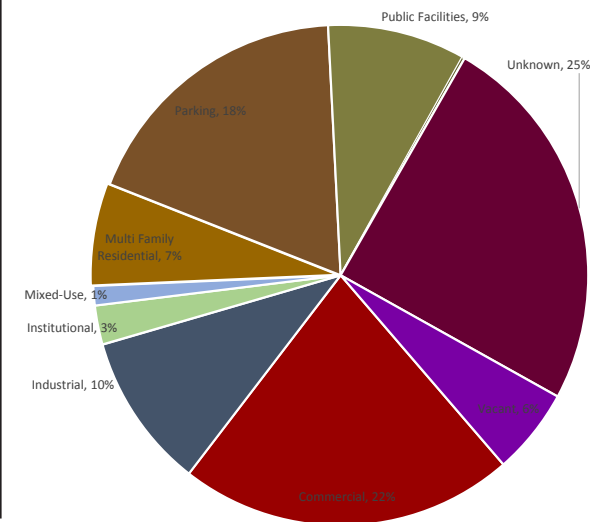**Residential**
- Multiple Family Residential

Commercial
- Commercial

Industrial
- Manufacturing

Other
- Open Space
- Public Facilities

Pie chart:
- CW, 0.7%
- CM, 3.4%
- LASED, 7.2%
- M2, 4.7%
- OS, 0.6%
- PF, 13.7%
- R3, 0.6%
- R4, 0.4%
- R5, 18.5%
- VARIOUS, 3.1%
- C2, 29.1%
- C4, 0.2%
- CEC, 17.6%

PICO STATION | existing land use

Legend

- **M** Metro Station
- Metro Red/Purple Lines
- Metro Blue Line
- Metro Expo Line
- ◯ 1/4 Mile Radius
- ⬤ 1/2 Mile Radius

Residential
- Single Family Residential
- Multiple Family Residential

Commercial
- Commercial
- Mixed-Use

Industrial
- Industrial/Manufacturing

Other
- Institutional
- Parking
- Public Facilities
- Unknown
- Vacant

Pie chart labels:
- Public Facilities, 9%
- Unknown, 25%
- Parking, 18%
- Multi Family Residential, 7%
- Mixed-Use, 1%
- Institutional, 3%
- Industrial, 10%
- Commercial, 23%

PICO STATION | transit service

Legend:

- **M** Metro Station
- Metro Red/Purple Lines
- Metro Blue Line
- Metro Expo Line
- 1/4 Mile Radius
- 1/2 Mile Radius

- Metro Bus Stop
- Metro Standard Service Bus Line
- Metro Rapid Service Bus Line
- Future Bicycle Lane
- Future Bicycle Route
- Bicycle Friendly Street

STATION AREA AVERAGE BUS BOARDINGS/ALIGHTINGS
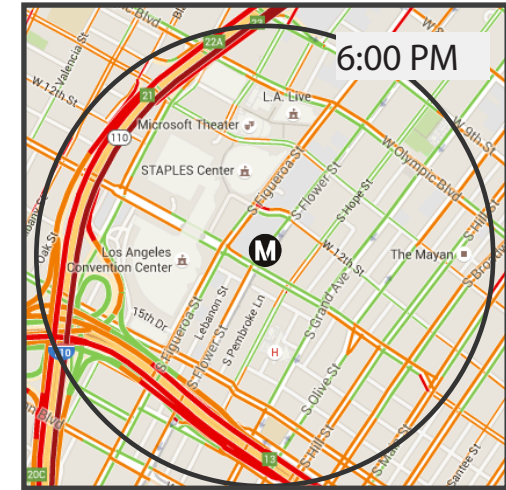
E 7,575
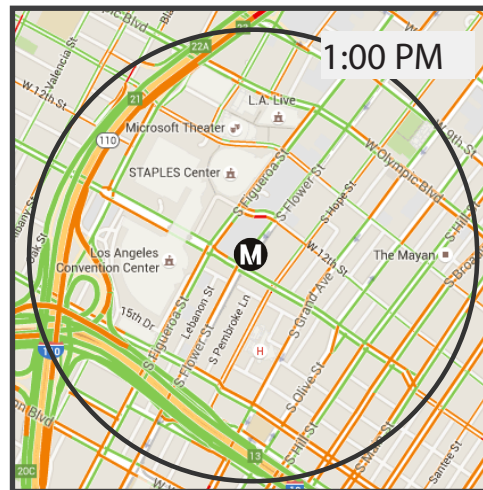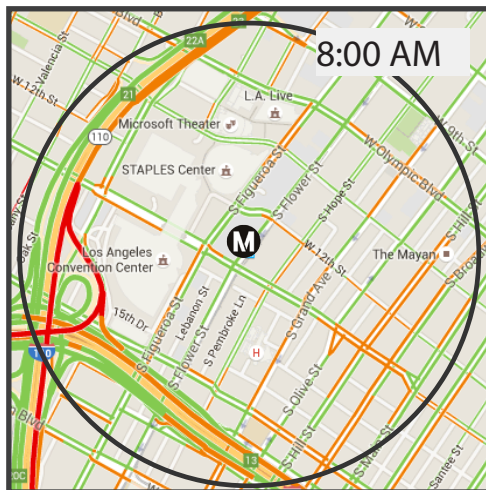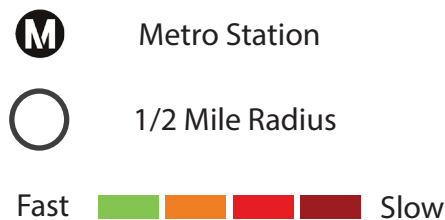
W 7,389

STATION WALKSCORE*

89

Very Walkable

*Based on results from www.walkscore.com

PICO STATION | traffic patterns
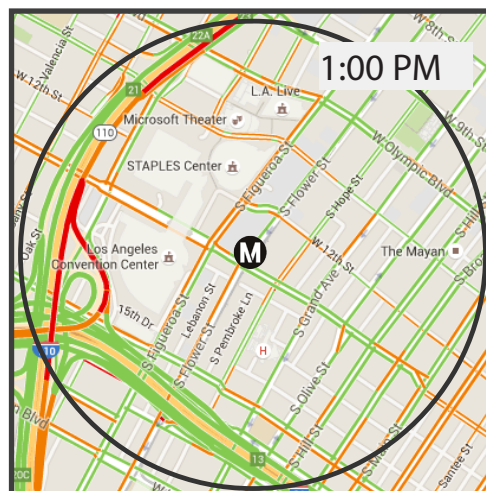
WEEKDAY TRAFFIC PATTERNS

8:00 AM

1:00 PM

6:00 PM

WEEKEND TRAFFIC PATTERNS
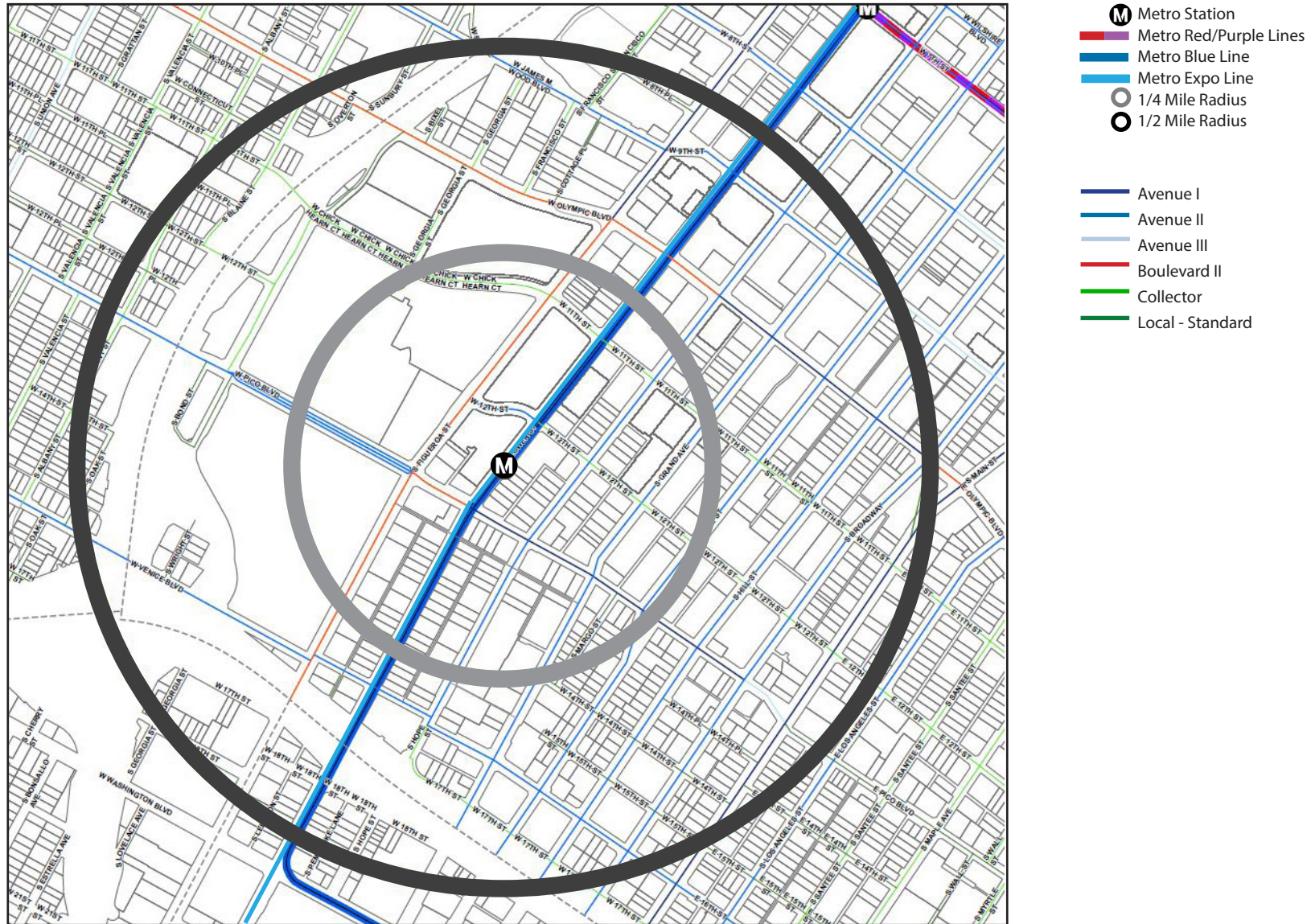

1:00 PM

(M) Metro Station

◯ 1/2 Mile Radius

Fast ▮▮▮▮ Slow

These maps are based on Google Maps' "Typical Traffic" data results.
The patterns show Mondays (Weekdays) and Sundays (Weekend).
Data from wwww.maps.google.com.

EXISTING CONDITIONS REPORT | METRO DOWNTOWN LOS ANGELES | LADCP TRANSIT NEIGHBORHOOD PLANNING | JULY 2016

PICO STATION | street designations

Legend:
- **M** Metro Station
- Metro Red/Purple Lines
- Metro Blue Line
- Metro Expo Line
- 1/4 Mile Radius
- 1/2 Mile Radius

- Avenue I
- Avenue II
- Avenue III
- Boulevard II
- Collector
- Local - Standard

PICO STATION | housing

NUMBER OF UNITS

= 500 Units

■	442 Owner-occupied Units	12%
■	3,304 Renter-occupied Units	88%
⌂	671 Vacant Units	12%
⌂	5,679 Total Units	

MEDIAN GROSS RENT
RENTER-OCCUPIED UNITS

$1,060

MEDIAN HOME VALUE
OWNER-OCCUPIED UNITS
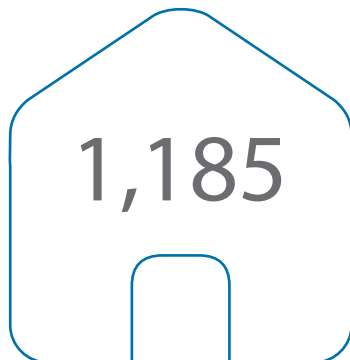
$371,580

MEDIAN HOUSEHOLD INCOME

$35,677

AFFORDABLE HOUSING
HUD SUBSIDIZED UNITS

1,185

VEHICLES PER HOUSEHOLD
NUMBER AVAILABLE TO OCCUPIED UNITS

2 Cars 33%
3 Cars 3%
0 Cars 17%
1 Car 46%

AVERAGE HOUSEHOLD SIZE

2.46

Certain census tracts had a recorded median gross rent and median home value as "$2,000+" and "$1,000,000+" respectively. For the purpose of this analysis, those values were rounded to $2,000 and $1,000,000.

PICO STATION | opportunity sites

Legend:

- **M** Metro Station
- Metro Red/Purple Lines
- Metro Blue Line
- Metro Expo Line
- ○ 1/4 Mile Radius
- ◉ 1/2 Mile Radius

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An "opportunity site" has been identified as having the potential to redevelop into transit-supportive uses in the near future. Factors include existing level of development, property ownership, property conditions, existing use, historic significance, lot size, station proximity, viability of existing uses and market demand.

PICO STATION | historic resources

Legend:

- **M** Metro Station
- Metro Red/Purple Lines
- Metro Blue Line
- Metro Expo Line
- ○ 1/4 Mile Radius
- ◉ 1/2 Mile Radius

▨ Historic-Cultural Monument
Includes sites designated by the National Register of Historic Places, California Register of Historical Resources and by the City of Los Angeles Cultural Heritage Commission.

PICO STATION | public services & amenities

Legend:

- **M** Metro Station
- Metro Red/Purple Lines
- Metro Blue Line
- Metro Expo Line
- ○ 1/4 Mile Radius
- ◯ 1/2 Mile Radius

- **Parks and Gardens**
- **Los Angeles Public Library**
- **Health Center**
- **Health Clinic**
- **Hospital & Medical Center**
- **Fire Station**
- **Law Enforcement Station**
- **Private or Charter School**
- **Public High School**
- **College/University**

PICO STATION | planning overlays

Legend:

- **M** Metro Station
- Metro Red/Purple Lines
- Metro Blue Line
- Metro Expo Line
- ○ 1/4 Mile Radius
- ◉ 1/2 Mile Radius

- Specific Plan Area
- Adaptive Reuse Incentive Area
- Community Design Overlay District
- Neighborhood Stabilization Overlay District
- Sign District
- Streetscape
- HPOZ

APPENDIX | detailed methodology

Selected Tracts: All 2010 US Census Tracts within (fully or partially) the ½ mile radii surrounding the Metro station intersections. Judgment was used to assign census tract to their respective station areas.

Population by Age & Sex / Total Population: American Community Survey 2009-2013 by selected tracts, "Age & Sex" (B0101)

Educational Attainment: American Community Survey 2009-2013 by selected tracts, "Educational Attainment" (S1501)

Language Spoken at Home: American Community Survey 2009-2013 by selected tracts, "Language Spoken At Home" (S1601)

Race & Ethnicity: American Community Survey 2009-2013 by selected tracts, "Hispanic/Latino Or Latino Origin By Race" (B03002); All respondents identifying as "Hispanic/Latino" are grouped accordingly; Respondents identifying as "Non-Hispanic/Latino" are grouped into their respective identities.

Employed Workers / Average Commute Time: American Community Survey 2009-2013 by selected tracts, "Selected Economics Characteristics" (DP03), Employed Workers represents Civilian Employed Population 16 Years and Over; Average Commute Time is an average of the census tract averages.

Jobs: US Census Bureau - Longitudinal Employer-Household Dynamics (LEHD) "OnTheMap" Application; Data was selected by "work," where workers are employed to capture the number of jobs that are within selected census tracts.

Job Density / Job Intensity: Density was determined by dividing Total Jobs by area (acres) of selected tracts, which was calculated on ArcGIS by LADCP GIS Division; Intensity was determined by dividing Total Jobs by Employed Workers.

Jobs / Housing Balance: Total Jobs divided by Total Housing Units.

Commuting Modes: American Community Survey 2009-2013 by selected tracts, "Means of Transportation to Work by Industry" (B08126); Figure represents Workers 16 Years and Over.

Top Industries: 2010 US Census by selected tracts, "Selected Economics Characteristics" (DP03); Percentage reflects the total workers in each industry group compared to total workers in the census tract.

Median Earnings: American Community Survey 2009-2013 by selected tracts, "Industry by Median Earnings in the Past 12 Months (In 2013 Inflation-Adjusted Dollars) for the Civilian Employed Population 16 Years and Over" (B24031). The Median Earnings for the top three industries in each station area were averaged across the selected tracts.

Traffic Patterns: Map data © 2016 Google Maps "Typical Traffic"

Station Walkshed / Walk Score: Map reflects results from www.walkshed.com. Analysis site was centered at the station intersection.

Bike Infrastructure: Map reflects data from "City of Los Angeles Bikeways" Interactive Map (LADOT) http://www.bicyclela.org/maps_main.htm

Transit Service: Map reflects data from Metro and LADOT service maps; Boarding/alighting data from Metro.

Median Household Income: American Community Survey 2009-2013 by selected tracts, "Median Income in the Past 12 Months (In 2013 Inflation-Adjusted Dollars)" (S1903).

Average Household Size: American Community Survey 2009-2013 by selected tracts, "Average Household Size of Occupied Housing Units by Tenure" (B25010).

Affordable Housing: Number of units reflects data from the City's AB987 Affordable Housing Database and HUD's LIHTC and Section 8 Contract Databases. Addresses were geocoded and units aggregated by selected by census tract.

All Other Housing Data: American Community Survey 2009-2013 by selected tracts, "Selected Housing Characteristics" (DP04).

Historic Resources: Map reflects data from HistoricPlacesLA.org

Public Services & Amenities: Map reflects data from the Bureau of Engineering's NavigateLA web application and © 2016 Google Maps.

Maps: All maps created by LADCP staff unless otherwise noted.