JULY 2016

METRO DOWNTOWN & REGIONAL CONNECTOR

EXISTING CONDITIONS REPORT

EXECUTIVE SUMMARY

ACKNOWLEDGEMENTS

Prepared by the Los Angeles Department of Planning

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TABLE OF CONTENTS

INTRODUCTION : BACKGROUND	1
INTRODUCTION : METHODOLOGY	2-3
AERIAL : ALL STATIONS	4
DEMOGRAPHICS : ALL STATIONS	5
ECONOMIC PROFILE : ALL STATIONS	6
LAND USE PATTERNS : ALL STATIONS	7
TRANSIT PATTERNS : ALL STATIONS	8
HOUSING : ALL STATIONS	9
APPENDIX : ALL STATIONS	10

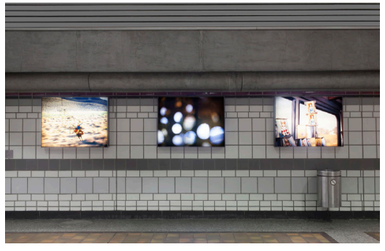


Image Source: Los Angeles County Metropolitan Transportation Authority (Metro)

The complete Existing Conditions Report contains additional information including:

- aerial maps
- building footprints
- demographics
- economic profile
- general plan land use
- zoning
- existing land use
- transit service
- traffic patterns
- street designations
- housing
- opportunity sites
- historic resources
- public service & amenities
- planning overlays

To view the complete report, please visit www.dtla2040.org.

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.

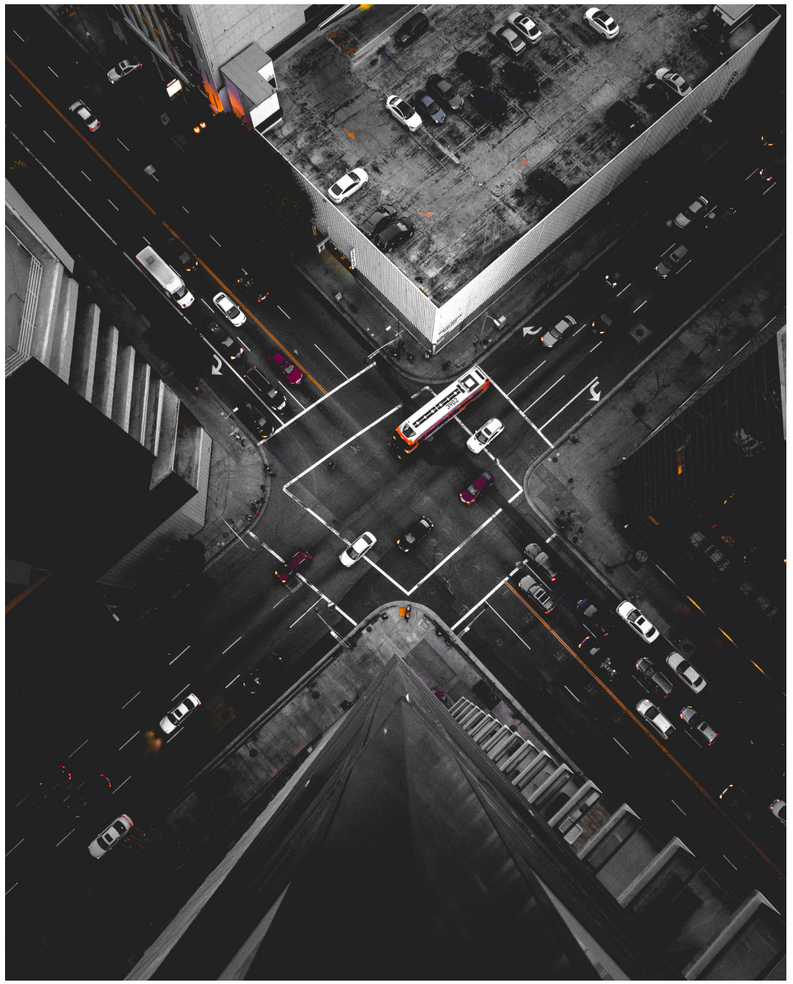
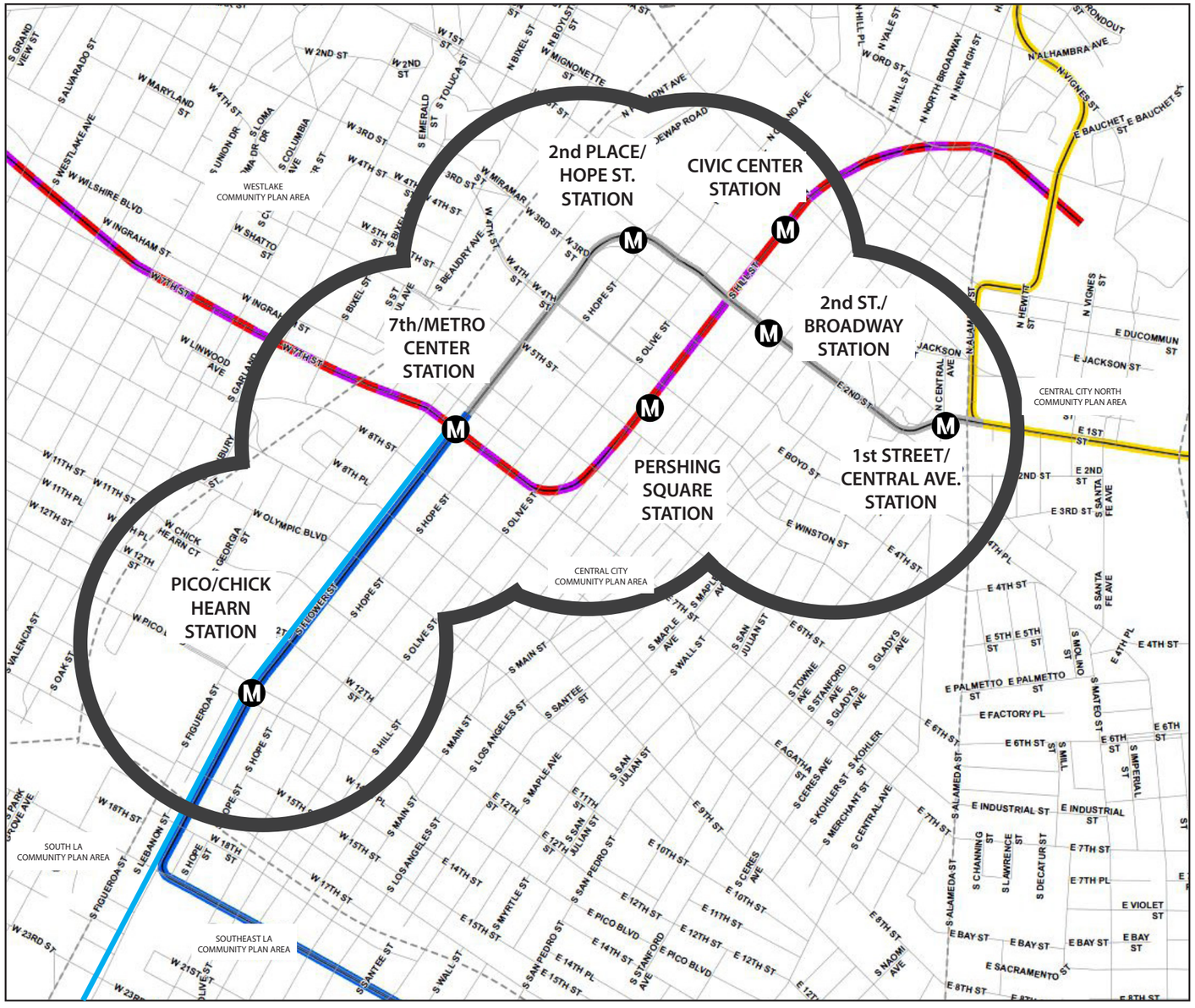


Image Source: Cory Gruenfeld

INTRODUCTION | methodology



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

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

AERIAL | all stations

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

2nd PLACE/HOPE

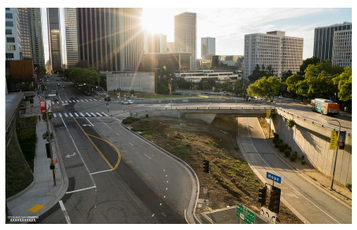
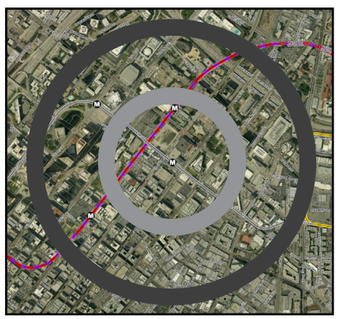


Image Source: Sterling Davis

2nd STREET/BROADWAY



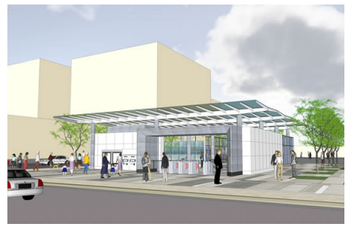


Image Source: Metro

1st STREET/CENTRAL

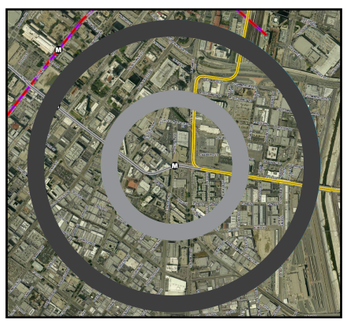


Image Source: Tal Harari

CIVIC CENTER

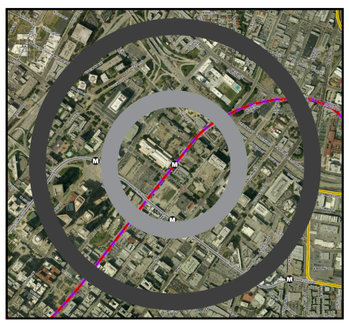


Image Source: Kent Kanouse

7th STREET/METRO

Image Source: Flickr

PERSHING SQUARE

Image Source:: Flickr

PICO/CHICK HEARN

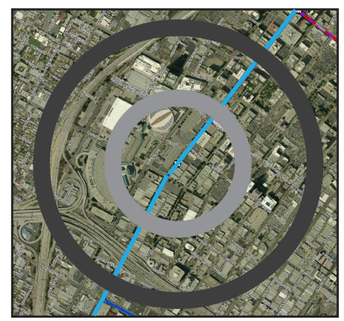


Image Source: Frederick Dennstedt

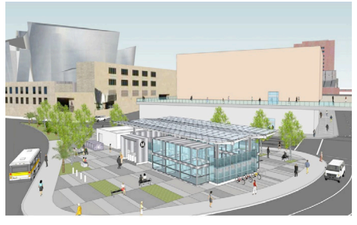


Image Source: Metro

Image Source: Flickr

Image Source: Prayitno

Image Source: Flickr

Image Source: Flickr

Image Source: Steve Lyon

Image Source:: South Park Business Improvement DIstrict

DEMOGRAPHICS | all stations

2nd PLACE/HOPE

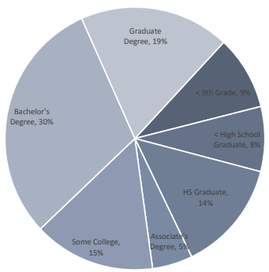
TOTAL POPULATION

15,242

TOP 3 AGE GROUPS

25-29 yrs 24%
30-34 yrs 18%
35-39 yrs 17%

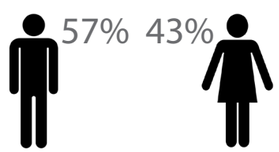
EDUCATIONAL ATTAINMENT



2nd STREET/BROADWAY

TOTAL POPULATION

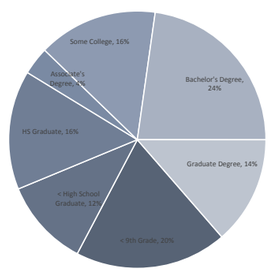
9,895



TOP 3 AGE GROUPS

25-29 yrs 14%
35-39 yrs 11%
30-34 yrs 10%

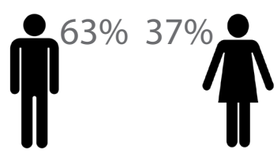
EDUCATIONAL ATTAINMENT



1st STREET/CENTRAL

TOTAL POPULATION

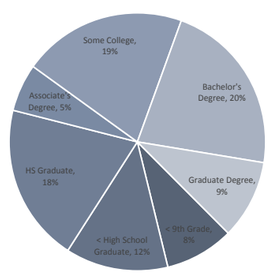
6,230



TOP 3 AGE GROUPS

25-29 yrs 11%
30-34 yrs 11%
35-39 yrs 11%

EDUCATIONAL ATTAINMENT



CIVIC CENTER

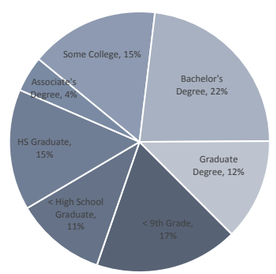
TOTAL POPULATION

10,323

TOP 3 AGE GROUPS

25-29 yrs 13%
30-34 yrs 10%
35-39 yrs 10%

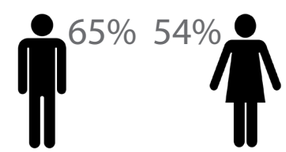
EDUCATIONAL ATTAINMENT



7th STREET/METRO

TOTAL POPULATION

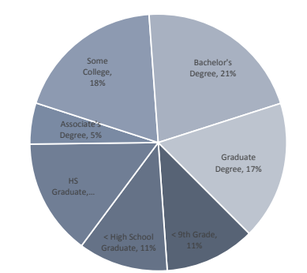
12,548



TOP 3 AGE GROUPS

25-29 yrs 18%
30-34 yrs 17%
35-39 yrs 14%

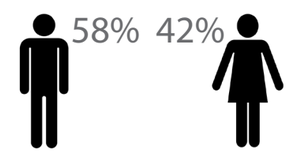
EDUCATIONAL ATTAINMENT



PERSHING SQUARE

TOTAL POPULATION

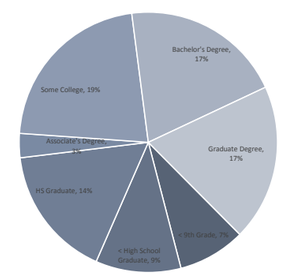
12,788



TOP 3 AGE GROUPS

25-29 yrs 22%
35-39 yrs 18%
30-34 yrs 17%

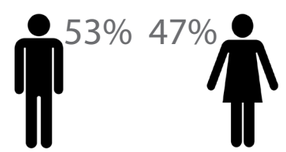
EDUCATIONAL ATTAINMENT



PICO/CHICK HEARN

TOTAL POPULATION

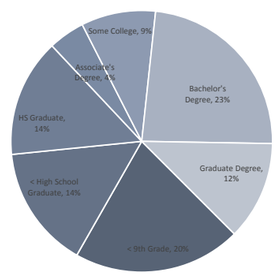
9,620



TOP 3 AGE GROUPS

30-34 yrs 10%
20-24 yrs 9%
25-29 yrs 8%

EDUCATIONAL ATTAINMENT



ECONOMIC PROFILE | all stations

2nd PLACE/HOPE

7,993 EMPLOYED WORKERS

198,022 JOBS

AVG COMMUTE TIME
27 minutes

JOB DENSITY
396 Jobs/Acre

JOB INTENSITY
24.77 Jobs/Employed Worker

JOBS/HOUSING BALANCE
18.82 Jobs/Housing Unit

TOP 3 COMMUTE MODES

Auto-Drive Alone	52%
Public Transit	15%
Walk	16%

TOP 3 INDUSTRIES

Educational Services, Health Care & Social Assistance	15%
Professional, Scientific, Management, Administrative & Waste Management	11%
Information	9%

2nd STREET/BROADWAY

4,348 EMPLOYED WORKERS

169,628 JOBS

AVG COMMUTE TIME
27 minutes

JOB DENSITY
339 Jobs/Acre

JOB INTENSITY
39 Jobs/Employed Worker

JOBS/HOUSING BALANCE
27 Jobs/Housing Unit

TOP 3 COMMUTE MODES

Auto-Drive Alone	48%
Public Transit	20%
Walk	14%

TOP 3 INDUSTRIES

Arts, Entertainment, Recreation, Accommodation & Food Services	16%
Educational Services, Health Care & Social Assistance	13%
Professional, Scientific, Management, Administrative & Waste Management	10%

1st STREET/CENTRAL

1,980 EMPLOYED WORKERS

60,179 JOBS

AVG COMMUTE TIME
28 minutes

JOB DENSITY
120 Jobs/Acre

JOB INTENSITY
30.4 Jobs/Employed Worker

JOBS/HOUSING BALANCE
16.57 Jobs/Housing Unit

TOP 3 COMMUTE MODES

Auto-Drive Alone	47%
Public Transit	19%
Walk	12%

TOP 3 INDUSTRIES

Professional, Scientific, Management, Administrative & Waste Management	16%
Educational Services, Health Care & Social Assistance	13%
Arts, Entertainment, Recreation, Accommodation & Food Services	10%

CIVIC CENTER

4,199 EMPLOYED WORKERS

158,082 JOBS

AVG COMMUTE TIME
27 minutes

JOB DENSITY
316 Jobs/Acre

JOB INTENSITY
37 Jobs/Employed Worker

JOBS/HOUSING BALANCE
23.98 Jobs/Housing Unit

TOP 3 COMMUTE MODES

Auto-Drive Alone	51%
Walk	16%
Public Transit	14%

TOP 3 INDUSTRIES

Educational Services, Health Care & Social Assistance	14%
Arts, Entertainment, Recreation, Accommodation & Food Services	13%
Professional, Scientific, Management, Administrative & Waste Management	10%

7th STREET/METRO

6,136 EMPLOYED WORKERS

101,383 JOBS

AVG COMMUTE TIME
26 minutes

JOB DENSITY
203 Jobs/Acre

JOB INTENSITY
16 Jobs/Employed Worker

JOBS/HOUSING BALANCE
11.84 Jobs/Housing Unit

TOP 3 COMMUTE MODES

Auto-Drive Alone	52%
Walk	18%
Public Transit	13%

TOP 3 INDUSTRIES

Professional, Scientific, Management, Administrative & Waste Management	12%
Educational Services, Health Care & Social Assistance	11%
Finance, Insurance, Real Estate, Rental & Leasing	10%

PERSHING SQUARE

6,776 EMPLOYED WORKERS

87,255 JOBS

AVG COMMUTE TIME
27 minutes

JOB DENSITY
175 Jobs/Acre

JOB INTENSITY
12.88 Jobs/Employed Worker

JOBS/HOUSING BALANCE
8.3 Jobs/Housing Unit

TOP 3 COMMUTE MODES

Auto-Drive Alone	48%
Walked	21%
Public Transit	13%

TOP 3 INDUSTRIES

Professional, Scientific, Management, Administrative & Waste Management	16%
Educational Services, Health Care & Social Assistance	13%
Arts, Entertainment, Recreation, Accommodation & Food Services	10%

PICO/CHICK HEARN

1,980 EMPLOYED WORKERS

60,179 JOBS

AVG COMMUTE TIME
28 minutes

JOB DENSITY
120 Jobs/Acre

JOB INTENSITY
30.4 Jobs/Employed Worker

JOBS/HOUSING BALANCE
16.57 Jobs/Housing Unit

TOP 3 COMMUTE MODES

Auto-Drive Alone	49%
Public Transit	23%
Carpool	11%

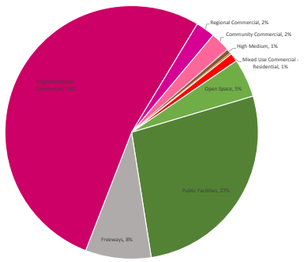
TOP 3 INDUSTRIES

Educational Services, Health Care & Social Assistance	14%
Manufacturing	13%
Retail Trade	12%

LAND USE PATTERNS | all stations

2nd PLACE/HOPE

GENERAL PLAN LAND USE
Percentage of Land Area



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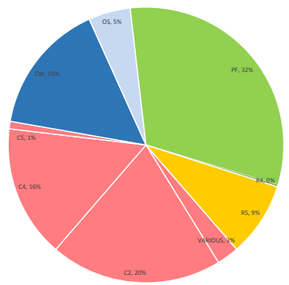
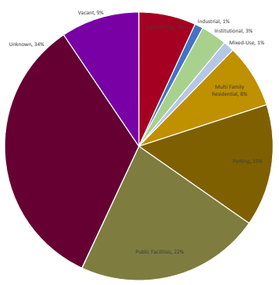
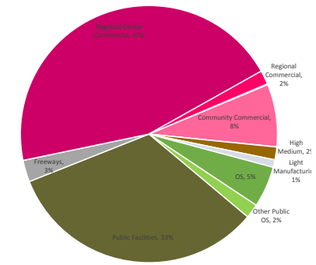


EXISTING LAND USE



2nd STREET/BROADWAY

GENERAL PLAN LAND USE
Percentage of Land Area



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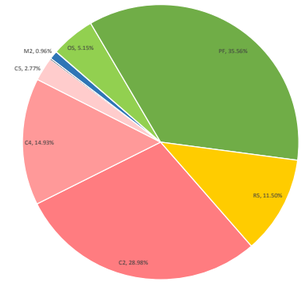

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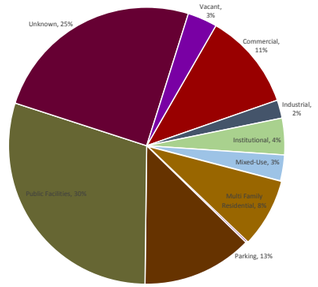
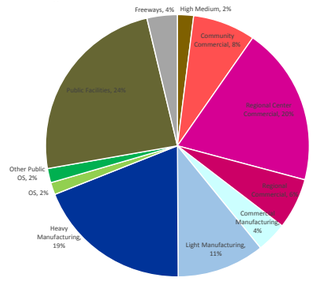


1st STREET/CENTRAL

GENERAL PLAN LAND USE
Percentage of Land Area



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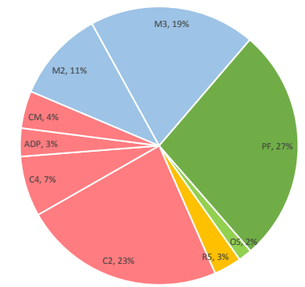

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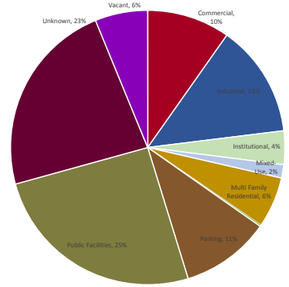
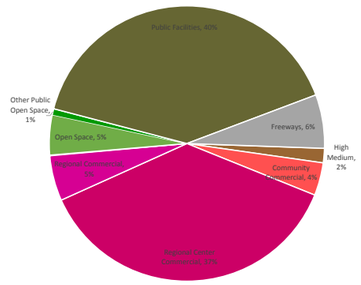


CIVIC CENTER

GENERAL PLAN LAND USE
Percentage of Land Area



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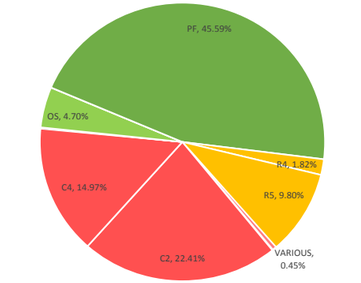
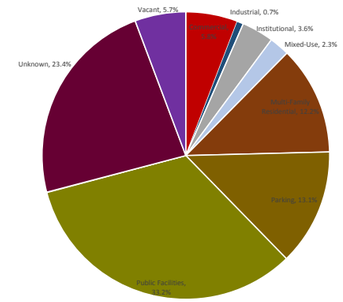
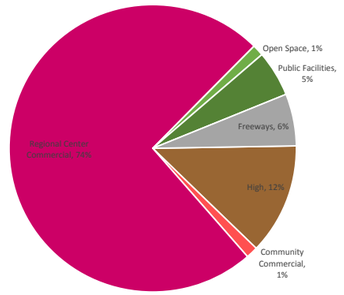


EXISTING LAND USE

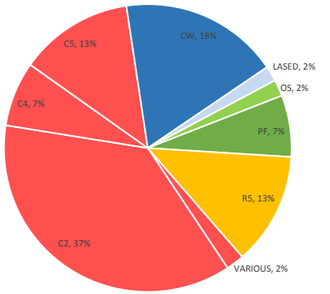


7th STREET/METRO

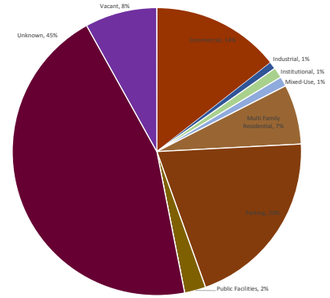
GENERAL PLAN LAND USE
Percentage of Land Area



ZONING

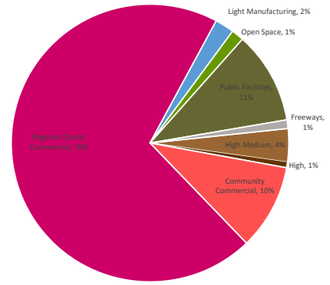


EXISTING LAND USE

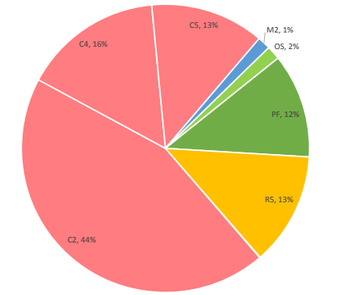


PERSHING SQUARE

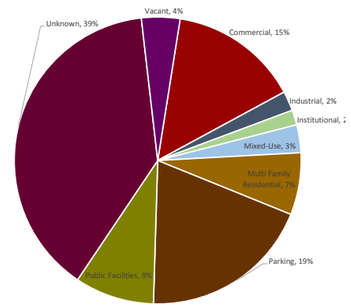
GENERAL PLAN LAND USE
Percentage of Land Area



ZONING

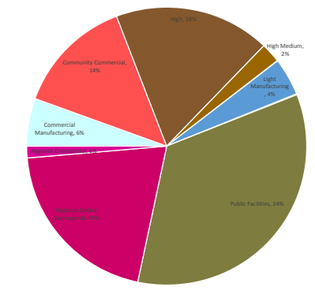


EXISTING LAND USE

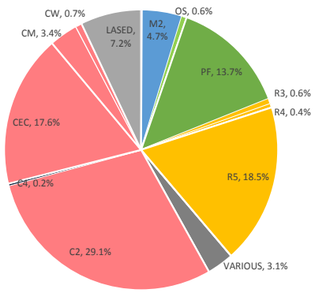


PICO/CHICK HEARN

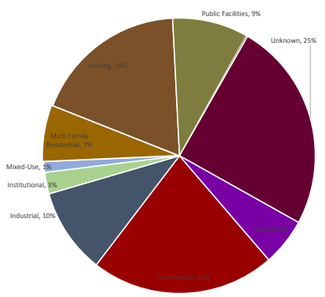
GENERAL PLAN LAND USE
Percentage of Land Area



ZONING



EXISTING LAND USE



TRANSIT PATTERNS | all stations

2nd PLACE/HOPE

STATION AREA AVERAGE BUS BOARDINGS/ALIGHTINGS

11,953
13,591

STATION WALKSCORE*

96
Walker's Paradise

*Based on results from walkscore.com

VEHICLES PER HOUSEHOLD
NUMBER AVAILABLE TO OCCUPIED UNITS

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

2nd STREET/BROADWAY

STATION AREA AVERAGE BUS BOARDINGS/ALIGHTINGS

20,790
21,775

STATION WALKSCORE*

95
Walker's Paradise

*Based on results from walkscore.com

VEHICLES PER HOUSEHOLD
NUMBER AVAILABLE TO OCCUPIED UNITS

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

1st STREET/CENTRAL

STATION AREA AVERAGE BUS BOARDINGS/ALIGHTINGS

1,431
1,407

STATION WALKSCORE*

96
Walker's Paradise

*Based on results from walkscore.com

VEHICLES PER HOUSEHOLD
NUMBER AVAILABLE TO OCCUPIED UNITS

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

CIVIC CENTER

STATION AREA AVERAGE BUS BOARDINGS/ALIGHTINGS

13,354
14,033

STATION WALKSCORE*

98
Walker's Paradise

*Based on results from walkscore.com

VEHICLES PER HOUSEHOLD
NUMBER AVAILABLE TO OCCUPIED UNITS

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

7th STREET/METRO

STATION AREA AVERAGE BUS BOARDINGS/ALIGHTINGS

34,251
34,886

STATION WALKSCORE*

96
Walker's Paradise

*Based on results from walkscore.com

VEHICLES PER HOUSEHOLD
NUMBER AVAILABLE TO OCCUPIED UNITS

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

PERSHING SQUARE

STATION AREA AVERAGE BUS BOARDINGS/ALIGHTINGS

47,354
47,968

STATION WALKSCORE*

92
Walker's Paradise

*Based on results from walkscore.com

VEHICLES PER HOUSEHOLD
NUMBER AVAILABLE TO OCCUPIED UNITS

1 Car	54%
2 Cars	26%
0 Cars	17%
3 Cars	3%

PICO/CHICK HEARN

STATION AREA AVERAGE BUS BOARDINGS/ALIGHTINGS

7,575
7,389

STATION WALKSCORE*

89
Walker's Paradise

*Based on results from walkscore.com

VEHICLES PER HOUSEHOLD
NUMBER AVAILABLE TO OCCUPIED UNITS

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

HOUSING | all stations

TOTAL UNITS
OWNER-OCCUPIED UNITS
RENTER-OCCUPIED UNITS
VACANT UNITS

2nd PLACE/HOPE

NUMBER OF UNITS
10,521
893 10%
8,104 90%
1,524 14%

MEDIAN HOME VALUE
OWNER-OCCUPIED UNITS
$386,800

MEDIAN GROSS RENT
RENTER-OCCUPIED UNITS
$1,226

MEDIAN HOUSEHOLD INCOME
$37,828

AVG HOUSEHOLD SIZE
1.63

AFFORDABLE HOUSING
HUD SUBSIDIZED UNITS
1,152

2nd STREET/BROADWAY

NUMBER OF UNITS
6,257
336 6%
5,003 94%
918 15%

MEDIAN HOME VALUE
OWNER-OCCUPIED UNITS
$347,740

MEDIAN GROSS RENT
RENTER-OCCUPIED UNITS
$899

MEDIAN HOUSEHOLD INCOME
$23,643

AVG HOUSEHOLD SIZE
1.75

AFFORDABLE HOUSING
HUD SUBSIDIZED UNITS
1,390

1st STREET/CENTRAL

NUMBER OF UNITS
3,632
480 15%
2,636 85%
517 14%

MEDIAN HOME VALUE
OWNER-OCCUPIED UNITS
$377,775

MEDIAN GROSS RENT
RENTER-OCCUPIED UNITS
$1,064

MEDIAN HOUSEHOLD INCOME
$18,531

AVG HOUSEHOLD SIZE
1.57

AFFORDABLE HOUSING
HUD SUBSIDIZED UNITS
1,913

CIVIC CENTER

NUMBER OF UNITS
6,593
537 10%
5,129 90%
927 14%

MEDIAN HOME VALUE
OWNER-OCCUPIED UNITS
$347,740

MEDIAN GROSS RENT
RENTER-OCCUPIED UNITS
$1,013

MEDIAN HOUSEHOLD INCOME
$24,805

AVG HOUSEHOLD SIZE
1.64

AFFORDABLE HOUSING
HUD SUBSIDIZED UNITS
1,614

7th STREET/METRO

NUMBER OF UNITS
8,563
878 12%
6,282 88%
1,210 14%

MEDIAN HOME VALUE
OWNER-OCCUPIED UNITS
$426,720

MEDIAN GROSS RENT
RENTER-OCCUPIED UNITS
$1,222

MEDIAN HOUSEHOLD INCOME
$36,022

AVG HOUSEHOLD SIZE
1.78

AFFORDABLE HOUSING
HUD SUBSIDIZED UNITS
1,152

PERSHING SQUARE

NUMBER OF UNITS
10,510
884 10%
8,119 90%
1,506 14%

MEDIAN HOME VALUE
OWNER-OCCUPIED UNITS
$422,733

MEDIAN GROSS RENT
RENTER-OCCUPIED UNITS
$1,020

MEDIAN HOUSEHOLD INCOME
$26,012

AVG HOUSEHOLD SIZE
1.29

AFFORDABLE HOUSING
HUD SUBSIDIZED UNITS
3,934

PICO/CHICK HEARN

NUMBER OF UNITS
5,679
442 12%
3,304 88%
671 12%

MEDIAN HOME VALUE
OWNER-OCCUPIED UNITS
$371,580

MEDIAN GROSS RENT
RENTER-OCCUPIED UNITS
$1,060

MEDIAN HOUSEHOLD INCOME
$35,677

AVG HOUSEHOLD SIZE
2.46

AFFORDABLE HOUSING
HUD SUBSIDIZED UNITS
1,185

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.

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.