ACKNOWLEDGEMENTS

Prepared by the Los Angeles Department of Planning

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This project was funded by Metro's Round 3 TOD Planning Grant Program
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## FUTURE STATIONS

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EXISTING STATIONS

CIVIC CENTER STATION

- aerial map
- 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

7th STREET/METRO CENTER STATION

- aerial map
- 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

PERSHING SQUARE STATION

- aerial map
- 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

PICO/CHICK HEARN STATION

- aerial map
- 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
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 rail 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.
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

2nd STREET/BROADWAY AVE.

1st STREET/CENTRAL AVE.
EXISTING CONDITIONS REPORT | DOWNTOWN LOS ANGELES | LADCP TRANSIT NEIGHBORHOOD PLANNING | JULY 2016

INTRODUCTION | methodology

EXISTING STATIONS

census tracts

CIVIC CENTER STATION

7th STREET/METRO CENTER

PERSHING SQUARE

PICO/CHICK HEARN

EXISTING STATIONS

census tracts

CIVIC CENTER STATION

7th STREET/METRO CENTER

PERSHING SQUARE

PICO/CHICK HEARN

2062
2071.02
2071.02
2073.01
2073.02
2074
2075.01
2075.02

2073.01
2073.02
2075.02
2077.1
2079
2092
2093

2063
2073.01
2073.02
2074
2075.02
2077.1

2077.1
2079
2100.1
2240.1
2240.2
2242
2nd & HOPE | building footprints
2nd & HOPE | demographics

**POPULATION BY AGE & SEX**

- Male
- Female

**TOTAL POPULATION**

- 15,242

**EDUCATIONAL ATTAINMENT**

- Bachelor's Degree, 30%
- Graduate Degree, 19%
- < High School Graduate, 1%
- HS Graduate, 14%
- Some College, 1%
- Associate's Degree, 5%
- < 9th Grade, 9%
- < High School Graduate, 1%
- HS Graduate, 14%
- Some College, 1%
- Associate's Degree, 5%
- < 9th Grade, 9%

**LANGUAGE SPOKEN AT HOME**

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

**RACE & ETHNICITY**

- Hispanic/Latino 41%
- African American 16%
- White 45%
- American Indian/Alaska Native 0.4%
- Other 1%
2nd & HOPE | general plan land use

Percentage of Land Area

- **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

EXISTING CONDITIONS REPORT | METRO DOWNTOWN LOS ANGELES | LADCP TRANSIT NEIGHBORHOOD PLANNING | JULY 2016
2nd & HOPE | zoning

EXISTING CONDITIONS REPORT | METRO DOWNTOWN LOS ANGELES | LADCP TRANSIT NEIGHBORHOOD PLANNING | JULY 2016
2nd & HOPE | existing land use
2nd & HOPE | transit service

- 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**
- 11,953
- 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

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 & HOPE | street designations

EXISTING CONDITIONS REPORT | METRO DOWNTOWN LOS ANGELES | LADCP TRANSIT NEIGHBORHOOD PLANNING | JULY 2016
### NUMBER OF UNITS
- 893 Owner-occupied Units (10%)
- 8,104 Renter-occupied Units (90%)
- 1,524 Vacant Units (14%)
- Total Units: 10,521

### MEDIAN GROSS RENT
- RENTER-OCUPIED UNITS: $1,226

### MEDIAN HOME VALUE
- OWNER-OCUPIED UNITS: $386,800

### AFFORDABLE HOUSING
- HUD SUBSIDIZED UNITS: 1,152

### MEDIAN HOUSEHOLD INCOME:
- $37,828

### VEHICLES PER HOUSEHOLD
- 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.
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, station proximity, viability of existing uses and market demand.
2nd & HOPE | historic resources

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
2nd & HOPE | planning overlays

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
2nd & BROADWAY | demographics

**POPULATION BY AGE & SEX**

**TOTAL POPULATION**
9,895

**EDUCATIONAL ATTAINMENT**

**LANGUAGE SPOKEN AT HOME**

**RACE & ETHNICITY**

**EXISTING CONDITIONS REPORT | METRO DOWNTOWN LOS ANGELES | LADCP TRANSIT NEIGHBORHOOD PLANNING | JULY 2016**
2nd & BROADWAY | economic profile

JOBS & EMPLOYMENT

4,348 Employed Workers
4,348 = 1,000 Employed Workers
169,628 Jobs
169,628 = 2,000 Jobs

AVERAGE COMMUTE TIME
27 minutes

JOB DENSITY
339 Jobs/Acre

JOB INTENSITY
39 Jobs/Employed Worker

JOBS/HOUSING BALANCE
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

- 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

MEDIAN EARNINGS
Of Top Industries

EXISTING CONDITIONS REPORT | METRO DOWNTOWN LOS ANGELES | LADCP TRANSIT NEIGHBORHOOD PLANNING | JULY 2016
2nd & BROADWAY | zoning

EXISTING CONDITIONS REPORT | METRO DOWNTOWN LOS ANGELES | LADCP TRANSIT NEIGHBORHOOD PLANNING | JULY 2016
2nd & BROADWAY | transit service

**Metro Station**
- Future Regional Connector
- Metro Red/Purple Lines
- Metro Expo Line
- Metro Gold Line

**1/4 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
### NUMBER OF 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

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

### AVERAGE HOUSEHOLD SIZE
- 1.75

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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.
2nd & BROADWAY | historic resources

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 | planning overlays

EXISTING CONDITIONS REPORT | METRO DOWNTOWN LOS ANGELES | LADCP TRANSIT NEIGHBORHOOD PLANNING | JULY 2016
1st & CENTRAL | building footprints
1st & CENTRAL | demographics

**POPULATION BY AGE & SEX**

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<tr>
<th>Age Group</th>
<th>Male</th>
<th>Female</th>
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<tr>
<td>Under 5</td>
<td>100</td>
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<tr>
<td>5-9</td>
<td>200</td>
<td>200</td>
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<td>10-14</td>
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<td>15-19</td>
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<td>20-24</td>
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<td>70-74</td>
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<td>75-79</td>
<td>1600</td>
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<tr>
<td>80-84</td>
<td>1700</td>
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<tr>
<td>85+</td>
<td>1800</td>
<td>1800</td>
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</tbody>
</table>

**TOTAL POPULATION**

6,230

**EDUCATIONAL ATTAINMENT**

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

**LANGUAGE SPOKEN AT HOME**

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

**RACE & ETHNICITY**

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

**JOBS & EMPLOYMENT**

- 1,980 Employed Workers
- 60,179 Jobs

**AVERAGE COMMUTE TIME**

- 28 minutes

**JOB DENSITY**

- 120 Jobs/Acre

**JOB DENSITY**

- 30.4 Jobs/Employed Worker

**JOBS/HOUSING BALANCE**

- 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

<table>
<thead>
<tr>
<th>Industry</th>
<th>Percent</th>
<th>Median Earnings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Educational Services, Health Care &amp; Social Assistance</td>
<td>14%</td>
<td>$38,907</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>9%</td>
<td>$39,900</td>
</tr>
<tr>
<td>Arts, Entertainment, Recreation, Accommodation and Food Services</td>
<td>13%</td>
<td>$22,802</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>9%</td>
<td>$22,222</td>
</tr>
<tr>
<td>Professional, Scientific, Administrative and Waste Management Services</td>
<td>16%</td>
<td>$55,191</td>
</tr>
</tbody>
</table>

**EXISTING CONDITIONS REPORT | METRO DOWNTOWN LOS ANGELES | LADCP TRANSIT NEIGHBORHOOD PLANNING | JULY 2016**
1st & CENTRAL | existing land use

EXISTING CONDITIONS REPORT | METRO DOWNTOWN LOS ANGELES | LADCP TRANSIT NEIGHBORHOOD PLANNING | JULY 2016
1st & CENTRAL | transit service

**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
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
1st & CENTRAL | housing

NUMBER OF UNITS

480 Owner-occupied Units
2,636 Renter-occupied Units
517 Vacant Units
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.

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

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
CIVIC CENTER | demographics

**Population by Age & Sex**

- **Total Population**: 10,323

**Educational Attainment**

- Bachelor’s Degree, 22%
- Graduate Degree, 12%
- < 9th Grade, 17%
- Some College, 15%
- HS Graduate, 15%

**Language Spoken at Home**

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

**Race & Ethnicity**

- African American, 35%
- White, 24%
- Hispanic / Latino, 11%
- Two or More, 12%
- Other, 31%
- 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

27 minutes

JOB DENSITY

316 Jobs/Acre

JOBS/HOUSING BALANCE

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

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

JOB INTENSITY

37 Jobs/Employed Worker

MEDIAN EARNINGS
Of Top Industries

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

Percentage of Land Area

EXISTING CONDITIONS REPORT | METRO DOWNTOWN LOS ANGELES | LADCP TRANSIT NEIGHBORHOOD PLANNING | JULY 2016
CIVIC CENTER | zoning
CIVIC CENTER | existing land use

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

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CIVIC CENTER | transit service

EXIstING CONDITIONS REPORT | METRO DOWNTOWN LOS ANGELES | LADCP TRANSIT NEIGHBORHOOD PLANNING | JULY 2016
CIVIC CENTER | traffic patterns

WEEKDAY TRAFFIC PATTERNS

Map data © 2015 Google 1000 ft
Typical traffic

Monday, 8:00 AM

Monday, 1:00 PM

Monday, 6:00 PM

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.

WEEKEND TRAFFIC PATTERNS

Map data © 2015 Google 1000 ft
Typical traffic

Sunday, 1:00 PM

Metro Station

1/2 Mile Radius

Fast

Slow
CIVIC CENTER | street designations
CIVIC CENTER | housing

NUMBER OF UNITS

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

= 500 Units

MEDIAN GROSS RENT
RENTER-OCUPIED UNITS

$1,013

MEDIAN HOME VALUE
OWNER-OCUPIED UNITS

$347,740

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%

MEDIAN HOUSEHOLD INCOME

$24,805

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.
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

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

EXISTING CONDITIONS REPORT | METRO DOWNTOWN LOS ANGELES | LADCP TRANSIT NEIGHBORHOOD PLANNING | JULY 2016
CIVIC CENTER | planning overlays
7th & METRO STATION | aerial map
7th & METRO STATION | demographics

**POPULATION BY AGE & SEX**

- Male
- Female

**TOTAL POPULATION**

12,548

**EDUCATIONAL ATTAINMENT**

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

**LANGUAGE SPOKEN AT HOME**

- English, 56%
- Spanish, 6%
- Other Indo-European Languages, 23%
- Asian, 30%
- 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%
7th & METRO STATION | economic profile

JOBS & EMPLOYMENT

AVERAGE COMMUTE TIME
26 minutes

JOB DENSITY
203 Jobs/Acre

JOB INTENSITY
16 Jobs/Employed Worker

JOBS/HOUSING BALANCE
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

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

6,316 Employed Workers
= 1,000 Employed Workers

101,383 Jobs
= 2,000 Jobs

EXISTING CONDITIONS REPORT | METRO DOWNTOWN LOS ANGELES | LADCP TRANSIT NEIGHBORHOOD PLANNING | JULY 2016
7th & METRO STATION | general plan land use

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

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

Percentage of Land Area
- Open Space, 1%
- Public Facilities, 5%
- Freeways, 6%
- Regional Center Commercial, 74%
- Community Commercial, 1%
- High, 12%
- Other, 1%

7th & METRO STATION | general plan land use
7th & METRO STATION | transit service

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 WALKSCORE*

96
Walker’s Paradise

*Based on results from www.walkscore.com

STATION AREA AVERAGE BUS BOARDINGS/ALIGHTINGS

34,251
34,886

EXISTING CONDITIONS REPORT | METRO DOWNTOWN LOS ANGELES | LADCP TRANSIT NEIGHBORHOOD PLANNING | JULY 2016
7th & METRO STATION | 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.
7th & METRO STATION | street designations

- 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

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

NUMBER OF 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-OCUPIED UNITS

$1,222

MEDIAN HOME VALUE
OWNER-OCUPIED UNITS

$426,720

AFFORDABLE HOUSING
HUD SUBSIDIZED UNITS

1,152

MEDIAN HOUSEHOLD INCOME

$36,022

VEHICLES PER HOUSEHOLD
NUMBER AVAILABLE TO OCCUPIED UNITS

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

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.
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

- 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 | planning overlays
PERSHING SQUARE | aerial

Image Source: Flickr

Image Source: Steve Lyon

Metro Station
Future Regional Connector
Metro Red/Purple Line
Metro Blue Line
Metro Expo Line
1/4 Mile Radius
1/2 Mile Radius
PERSHING SQUARE | building footprints
**EDUCATIONAL ATTAINMENT**

**TOTAL POPULATION**

12,788

**RACE & ETHNICITY**

- African American: 27%
- Asian: 25%
- Other: 2%
- Two Or More: 5%
- Hispanic/Latino: 20%
- White: 50%
- Native Hawaiian/Pacific Islander: 0.34%
- American Indian/Alaska Native: 0.06%

**LANGUAGE SPOKEN AT HOME**

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

**EXISTING CONDITIONS REPORT | METRO DOWNTOWN LOS ANGELES | LADCP TRANSIT NEIGHBORHOOD PLANNING | JULY 2016**
**PERSHING SQUARE | economic profile**

**JOBS & EMPLOYMENT**

- 6,776 Employed Workers
- 87,255 Jobs

**COMMUTING OPTIONS**

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

**TOP INDUSTRIES**

- Professional, Scientific, Management, Administrative & Waste Management: 13%
- Finance, Insurance, Real Estate, Rental & Leasing: 9%
- Information: 13%
- Educational Services, Health Care & Social Assistance: 11%
- Arts, Entertainment, Recreation, Accommodation & Food Services: 13%

**MEDIAN EARNINGS**

<table>
<thead>
<tr>
<th>Industry</th>
<th>Median Earnings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Professional, Scientific, Management, Administrative &amp; Waste Management</td>
<td>$57,187</td>
</tr>
<tr>
<td>Finance, Insurance, Real Estate, Rental &amp; Leasing</td>
<td>$64,267</td>
</tr>
<tr>
<td>Information</td>
<td>$77,440</td>
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<tr>
<td>Educational Services, Health Care &amp; Social Assistance</td>
<td>$48,268</td>
</tr>
<tr>
<td>Arts, Entertainment, Recreation, Accommodation &amp; Food Services</td>
<td>$28,238</td>
</tr>
</tbody>
</table>
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

**Percentage of Land Area**
- Community Commercial, 70%
- Regional Center Commercial, 10%
- Light Manufacturing, 2%
- Open Space, 1%
- Public Facilities, 11%
- Freeways, 1%
- High Medium, 4%
- High, 1%

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

84
PERSHING SQUARE | zoning

EXISTING CONDITIONS REPORT | METRO DOWNTOWN LOS ANGELES | LADCP TRANSIT NEIGHBORHOOD PLANNING | JULY 2016
PERSHING SQUARE | traffic patterns

WEEKDAY TRAFFIC PATTERNS

Typical traffic

Fast

Slow

S M T W T F S

Monday, 8:00 AM

Monday, 1:00 PM

Monday, 6:00 PM

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.

WEEKEND TRAFFIC PATTERNS

Metro Station

1/2 Mile Radius

1:00 PM

8:00 AM

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.
PERSHING SQUARE | street designations

- Avenue I
- Avenue II
- Avenue III
- Boulevard II
- Collector
- Local - Standard
- Pedestrian Walk
- Private Street
- Metro Station
- Future Regional Connector
- Metro Red/Purple Line
- Metro Blue Line
- Metro Expo Line
- 1/4 Mile Radius
- 1/2 Mile Radius
PERSHING SQUARE | housing

NUMBER OF UNITS

- 884 Owner-occupied Units (10%)
- 8,119 Renter-occupied Units (90%)
- 1,506 Vacant Units (14%)
- Total Units: 10,510

MEDIAN GROSS RENT
RENTER-OCUPIED UNITS

- $1,020

MEDIAN HOME VALUE
OWNER-OCUPIED UNITS

- $422,733

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%

MEDIAN HOUSEHOLD INCOME

- $26,012

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.
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.
Historic resources

- Pershing Square
- Historic resources

- 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 | planning overlays
PICO STATION | building footprints
**PICO STATION | demographics**

**POPULATION BY AGE & SEX**

- **Male**
  - Under 5: 50
  - 5-9: 20
  - 10-14: 30
  - 15-19: 40
  - 20-24: 30
  - 25-29: 20
  - 30-34: 10
  - 35-39: 10
  - 40-44: 10
  - 45-49: 10
  - 50-54: 10
  - 55-59: 10
  - 60-64: 10
  - 65-69: 10
  - 70-74: 10
  - 75-79: 10
  - 80-84: 10
  - Over 85: 10
  - Total: 400

- **Female**
  - Under 5: 50
  - 5-9: 20
  - 10-14: 30
  - 15-19: 40
  - 20-24: 30
  - 25-29: 20
  - 30-34: 10
  - 35-39: 10
  - 40-44: 10
  - 45-49: 10
  - 50-54: 10
  - 55-59: 10
  - 60-64: 10
  - 65-69: 10
  - 70-74: 10
  - 75-79: 10
  - 80-84: 10
  - Over 85: 10
  - Total: 400

- **Total:** 800

**EDUCATIONAL ATTAINMENT**

- < 9th Grade: 20%
- Some College: 9%
- HS Graduate: 14%
- Associate’s Degree: 4%
- Bachelor’s Degree: 23%
- Graduate Degree: 12%
- < High School Graduate: 14%
- Over 85: 0.18%

**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%
- African American: 5%
- Asian: 20%
- Two or More: 50%
- Hawaiian/Pacific Islander: 2%
- American Indian/Alaska Native: 0.18%
PICO STATION | economic profile

JOBS & EMPLOYMENT

3,927 Employed Workers

22,559 Jobs

COMMUTING OPTIONS
Percent of Workers Over the Age of 16

PUBLIC TRANSIT 23%
AUTO - CARPOOL 11%
WALK 10%
OTHER 3%
WORK AT HOME 4%
AUTO - DRIVE ALONE 49%

AVERAGE COMMUTE TIME
29 minutes

JOB DENSITY
45 Jobs/Acre

JOB INTENSITY
5.74 Jobs/Employed Worker

3.97 Jobs/Housing Unit

TOP INDUSTRIES
Percent of Employed Workers by Industry

EDUCATIONAL SERVICES, HEALTH CARE & SOCIAL ASSISTANCE 14%
FINANCE, INSURANCE, REAL ESTATE, RENTAL & LEASING 9%
MANUFACTURING 13%
ARTS, ENTERTAINMENT, RECREATION, ACCOMMODATION & FOOD SERVICES 10%
RETAIL TRADE 12%

MEDIAN EARNINGS
Of Top Industries

$36,008
$54,570
$25,473
$19,531
$27,564

EXISTING CONDITIONS REPORT | METRO DOWNTOWN LOS ANGELES | LADCP TRANSIT NEIGHBORHOOD PLANNING | JULY 2016
PICO STATION | general plan land use

- 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

Percentage of Land Area

- Public Facilities, 54%
- Regional Center Commercial, 9%
- Regional Commercial, 1%
- Commercial Manufacturing, 4%
- Light Manufacturing, 2%
- Limited Manufacturing, 3%
- Commercial, 4%
- Public Facilities Freeways, 34%
- High, 18%
- High Medium, 2%
- Medium, 6%
- Limited Commercial, 6%
PICO STATION | existing land use

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Single Family Residential</td>
<td>22%</td>
</tr>
<tr>
<td>Multi Family Residential</td>
<td>5%</td>
</tr>
<tr>
<td>Commercial</td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td>7%</td>
</tr>
<tr>
<td>Mixed-Use</td>
<td>1%</td>
</tr>
<tr>
<td>Industrial</td>
<td></td>
</tr>
<tr>
<td>Industrial/Manufacturing</td>
<td>10%</td>
</tr>
<tr>
<td>Other</td>
<td></td>
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<tr>
<td>Institutional</td>
<td>3%</td>
</tr>
<tr>
<td>Parking</td>
<td>18%</td>
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<tr>
<td>Public Facilities</td>
<td>9%</td>
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<tr>
<td>Unknown</td>
<td>25%</td>
</tr>
<tr>
<td>Vacant</td>
<td>6%</td>
</tr>
</tbody>
</table>
PICO STATION | traffic patterns

**WEEKDAY TRAFFIC PATTERNS**

- **8:00 AM**
- **1:00 PM**
- **6:00 PM**

**WEEKEND TRAFFIC PATTERNS**

- **1:00 PM**

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.
PICO STATION | street designations
**PICO STATION | housing**

**NUMBER OF 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

**AFFORDABLE HOUSING**
- HUD SUBSIDIZED UNITS: 1,185 units (12%)

**VEHICLES PER HOUSEHOLD**
- Number available to occupied units:
  - 2 Cars: 33%
  - 3 Cars: 3%
  - 0 Cars: 17%
  - 1 Car: 46%

**MEDIAN HOUSEHOLD INCOME**
- $35,677

**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.
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

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
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” (B01001)

Educational Attainment: American Community Survey 2009-2013 by selected tracts, “Educational Attainment” (S15001)

Language Spoken at Home: American Community Survey 2009-2013 by selected tracts, “Language Spoken At Home” (S16001)

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.


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.