

Livable Communities Case Studies Report

Southeast LA County, California

FTS

The Livable Communities Case Studies Report for the GCCOG is a strategy document that presents detailed solutions to revitalize downtown Artesia, to reuse industrial lands in Paramount, and to make streetscape improvements along an arterial highway in Pico Rivera. The document presents site-specific recommendations and general techniques that can be applied by other communities facing similar urban issues.

BEFORE

- City of Artesia: Desire to create a vibrant downtown along Pioneer Boulevard in spite of high traffic volumes.
- City of Paramount: Industrial and brownfield lands developing in haphazard fashion, cutting one neighborhood off from another.
- City of Pico Rivera: Washington Boulevard, once a primary corridor for industrial uses suffering from disinvestment, high levels of vacancy, and areas of significant blight.



Typical disinvested strip corridor within study area

ASSIGNMENT

- Overall: Provide an urban design and planning reference manual for cities within the GCCOG jurisdiction to enhance livability.
- City of Artesia: Revitalize the downtown using land use policy and architectural guidelines to showcase the unique qualities of the city.
- City of Paramount: Provide a framework for the development of industrial lands to create walkable, mixed-use districts.
- City of Pico Rivera: Develop urban design recommendations to instigate the transformation of Washington Boulevard into an attractive mixed-use corridor.

OUTCOMES

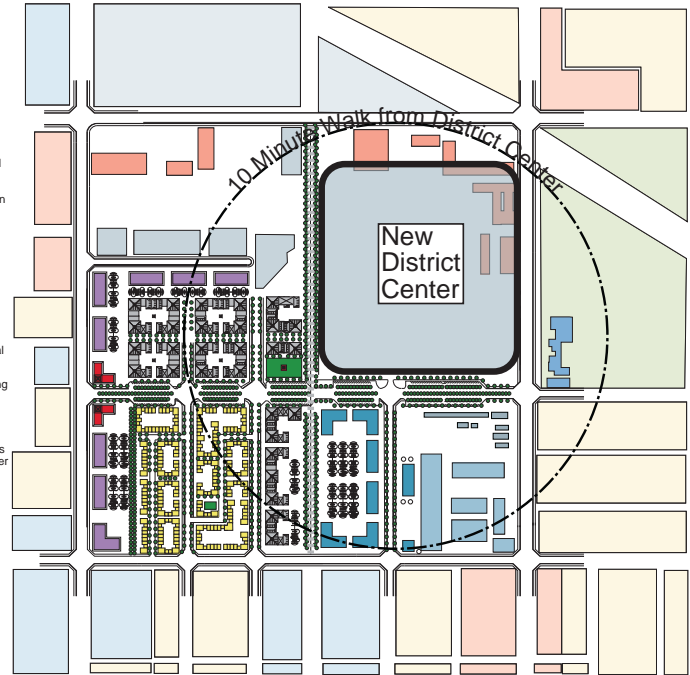
- Final report completed and submitted January, 2001

CLIENT: Gateway Cities Council of Governments

FTB: When this project was completed the firm name was Freedman Tung & Bottomley (FTB).

District Redevelopment

- New District Center
- Proposed streets create pedestrian-friendly urban fabric out of formerly industrial superblocks.
 - Proposed east-west "boulevard" connects residential and commercial uses west of Garfield Avenue with New District Center
 - Residential streets provide human scale environment within walking distance of New District Center and Paramount High School
- Warehouse and distribution centers are established on Garfield Avenue the city's primary truck route where they have direct access to major highways.
- Live-work and high density residential development serve to transition from light industry and warehouse to the New District Center while restructuring the district as a walkable and pedestrian friendly environment
- Business Park development west of Somerset Business Park reinforces street environment, serves as a buffer to the railway, and has excellent access to the New District Center and associated transit and retail



Drawing shows envisioned warehouse and distribution development that transitions between existing residential neighborhoods and redeveloped brownfield sites located along major transportation corridors.

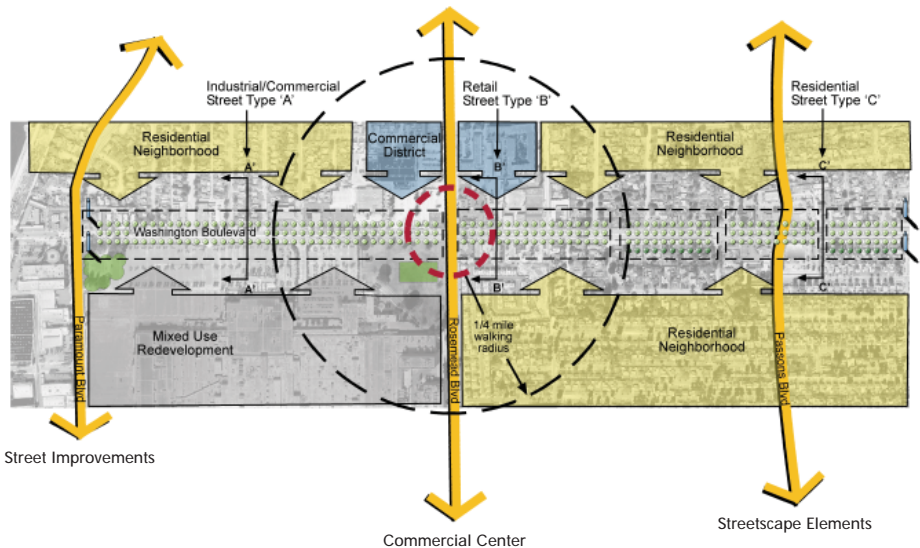
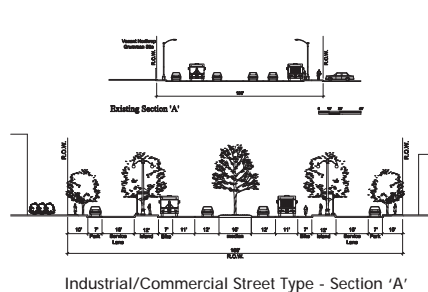


Diagram showing proposed revitalization strategy to encourage neighborhood-oriented residential and mixed-use development along Washington Boulevard in Pico Rivera.



Proposed streetscape design intended to set the stage for new development along Washington Boulevard in Pico Rivera.



Concept sketch of downtown Artesia illustrating redevelopment of surface parking lot into public open space surrounded by new retail and mixed-use development.