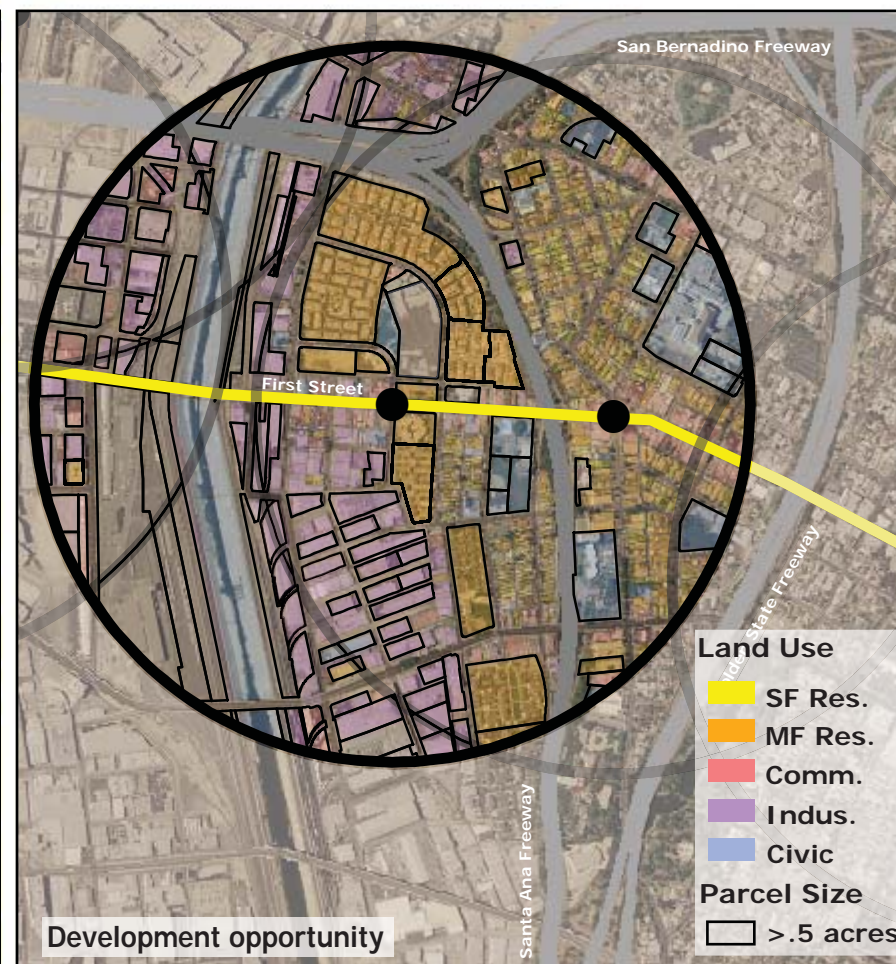
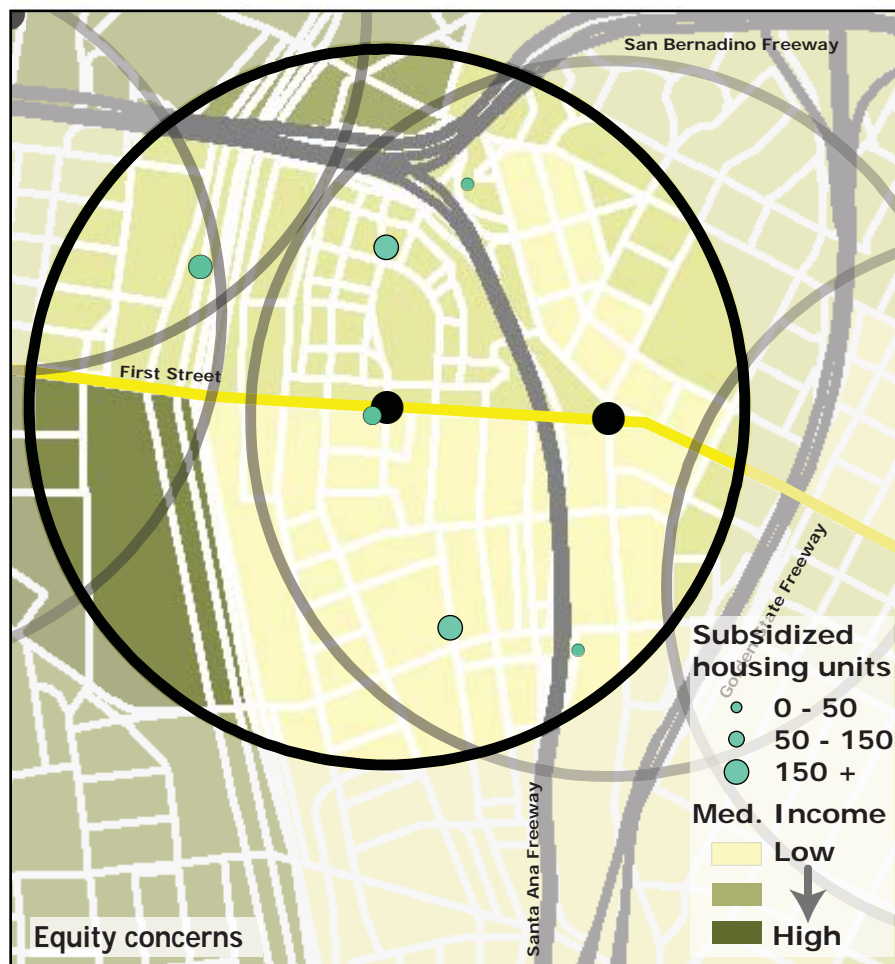
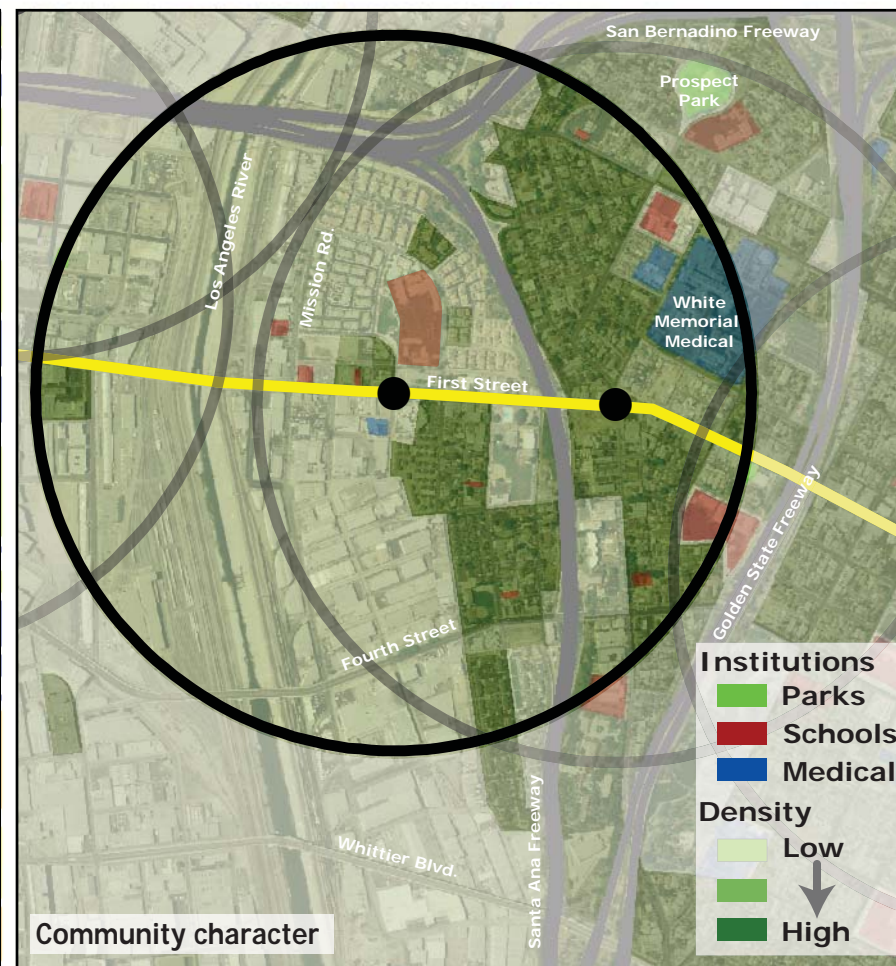
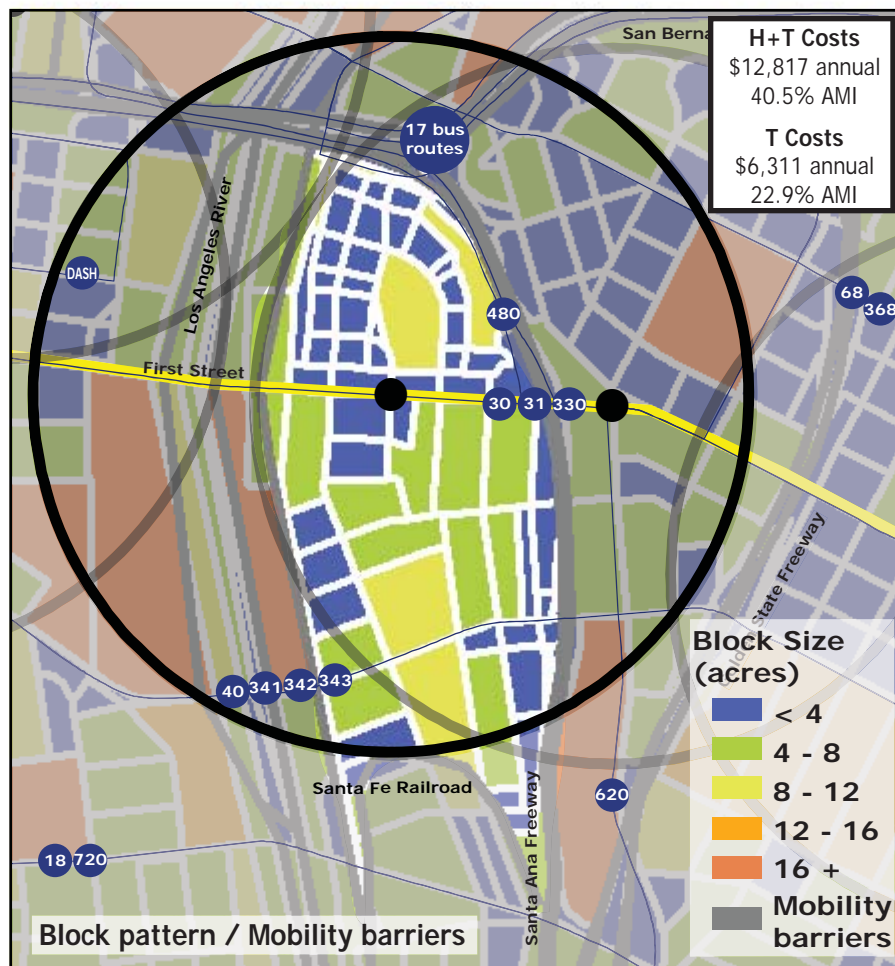
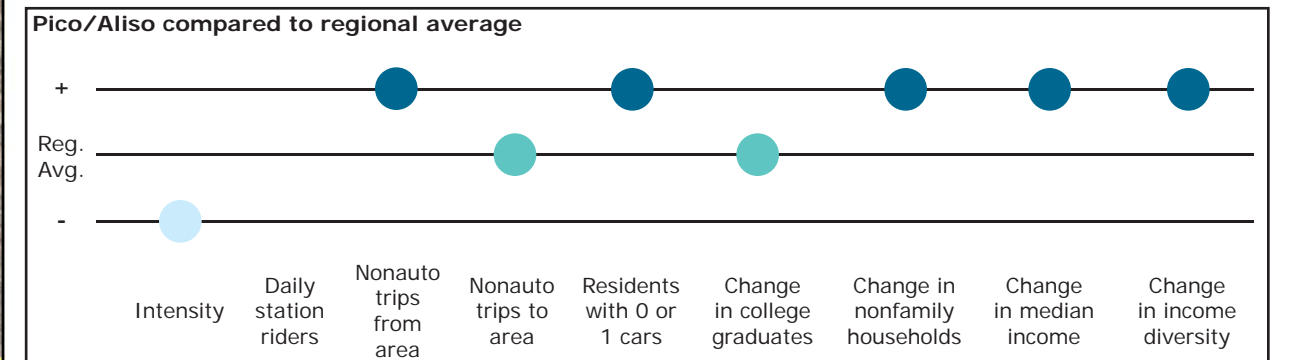


Los Angeles TOD Typology and Case Study Project

Pico/Aliso - Gold Line Eastside Extension

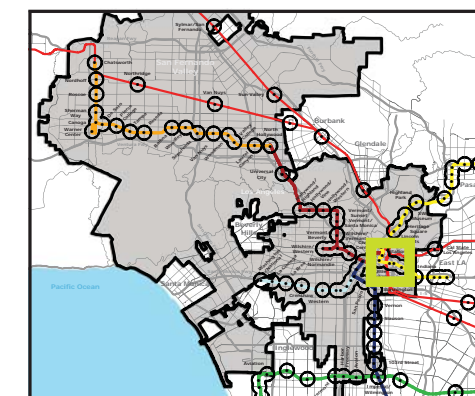
Neighborhood Type Neighborhood Center
Station Type Street Level
Neighborhood Change Potential for gentrification
Development Opportunity Low-moderate

Category	Screen	Value	Reads As
Neighborhood Type (Uses)	Use Mix	0.65 jobs/resident	Mixed-Use
	Intensity	20.4 persons/acre	Low
Access and Mobility	Daily station boardings	n/a	
	Mobility barriers	freeway, railyards	Constrained
	Nonauto work trips from area	28.1%	High
	Nonauto work trips to area	17.7%	Moderate
	Residents with 1 or 0 cars	79.5%	High
Neighborhood Change	College graduates (1990-2000)	+18.7%	Nominal change
	Nonfamily households (1990-2000)	+36.8%	Rapid increase
	Median Income (1990-2000)	+6.7%	Increase
	Income diversity (1990-2000)	+4.3%	Increase
	Affordable Units (2009-2015)	224 units, 11% expiring	Low loss
Development Opportunity	Underutilized Land	68.7 acres	Some, clustered
	Avg. commercial & industrial parcel	0.49 acres	Low



Legend

- Freeway
- Station
- Gold Line
- Bus line
- Half-mile radius



November 5, 2009,
Draft