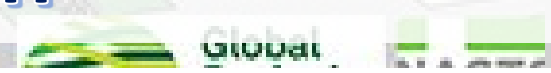




# Pico Rivera 2035



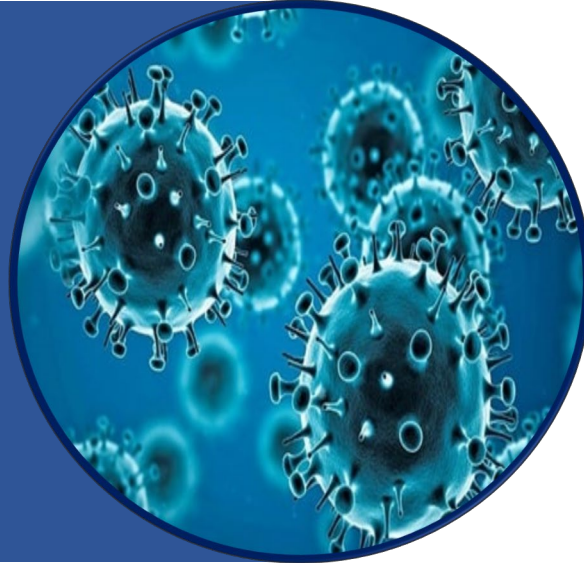
## Community Revitalization Program



# Unprecedented Challenges

## COVID-19

- Ongoing threat to public health
- Strained workforce capacity
- Evolving workplace demands



## Unfunded Mandates

- SB 1383 & AB 1826 - Organics Recycling
- SB 932 – Multi-modal General Plan updates
- AB 1279 – Carbon neutral
- SCAG RHNA – Affordable housing

## Economic Downturn

- Record high inflation
- Stock market volatility
- Supply chain disruptions
- Shifts in housing market
- Erratic purchasing behavior
- Small business closures



## Whittier Narrows Dam

- Loss of parks (104-acres)
- Economic & jobs loss
- Loss of Avenida Vicente Fernandez
- Sports Arena to become inoperable for current use



# Whittier Narrows Dam Safety Project



**RENDERED INOPERABLE FOR EXISTING USES**



Elevate roads 6'



Widen & elevate the dam



**PERMANENT IMPACT**  
Streamland Park  
(14-acres)

**PERMANENT IMPACT**  
Golf Course  
(30-acres)

**PERMANENT IMPACT**  
Bicentennial Park  
(60-acres)

**PERMANENT LOSS**  
Avenida Vicente Fernandez



# Summary of Impacts

Permanent Impact/Loss: 14 acres = Streamland Park  
30 acres = Golf Course  
60 acres = Bicentennial Park  
Av. Vicente Fernandez (access road)

Total of **104 acres** of park land = **57%** of total park land in the City

Parks-to-People ratio drops from 1.3-acres to **0.9** acres of parks per **1,000** people

LA County Average  
**3.3 acres**

National Average  
**6 acres**

## Economic Loss

- Rent
- Admissions
- Parking
- Concessions sales
- merchandise sales
- Sales tax
- Advertising

## Jobs Loss

Sports Arena  
75–150

Golf Course  
40-60

## Sunk Costs

- Active project participation & involvement
- Communications & outreach program
- Engineering review services & permits
- Investments & improvements to facilities

## Local Disruptions

- Bike path closures
- Local road traffic
- Dust & debris
- Noise & vibration
- Business disruption



# Economic Recovery Framework

## WND Mitigation - \$125 million

- Avenida Vicente Fernandez – Reconstruct road
- Sports Arena – Maximum site enhancements

## River Corridors

- Rio Hondo – Lower LA River & Rio Hondo River District
- San Gabriel River – Lower San Gabriel River District

## Commercial Corridors

1. Washington Blvd. – Eastside Gold Line Extension
2. Rosemead Blvd. – Complete Streets & Bus Rapid Transit
3. Whittier Blvd. – Historic & cultural corridor

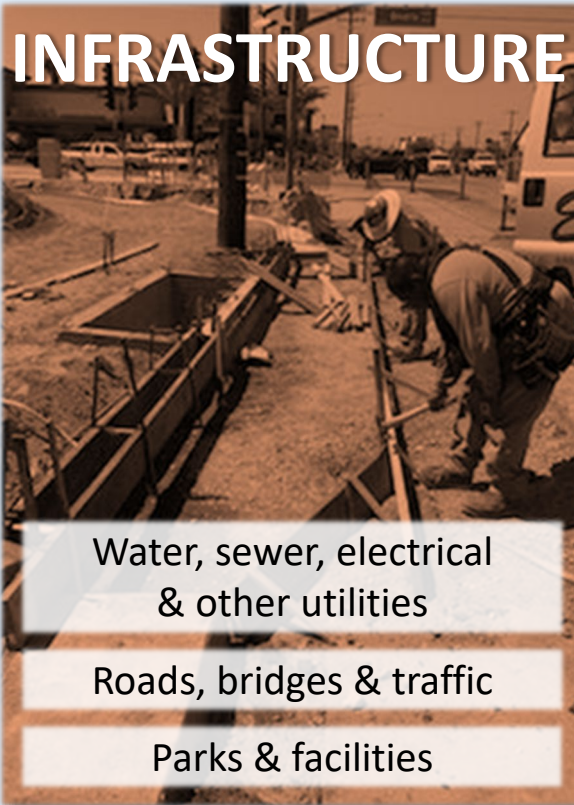
## Special Districts

1. Uptown District – historic, cultural & quaint
2. Downtown District – Transit-oriented community development





## INFRASTRUCTURE



Water, sewer, electrical  
& other utilities

Roads, bridges & traffic

Parks & facilities

## DEVELOPMENT



Transit-Oriented Mixed-Use  
Residential & Commercial

Community Design  
& Beautification

Business Retention & Growth

## WORKFORCE

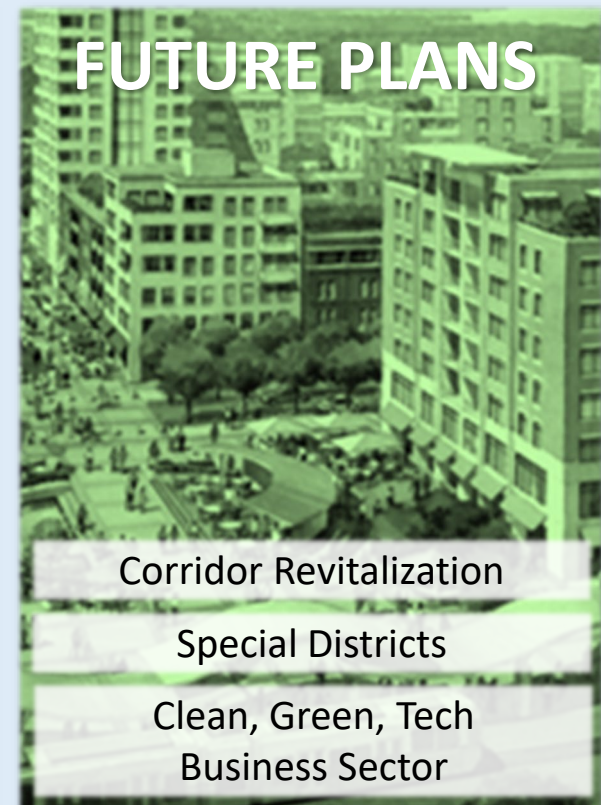


Local Hire & DBE

Education, skill  
& trade certifications

Entrepreneurial training

## FUTURE PLANS



Corridor Revitalization

Special Districts

Clean, Green, Tech  
Business Sector

# MODERN GOVERNMENT – SMART CITY

Strategic Plan – Virtual City Hall – Office 365 (cloud ops) – GIS Enterprise – EOC –



# Infrastructure Investments

## 1. Sub-surface

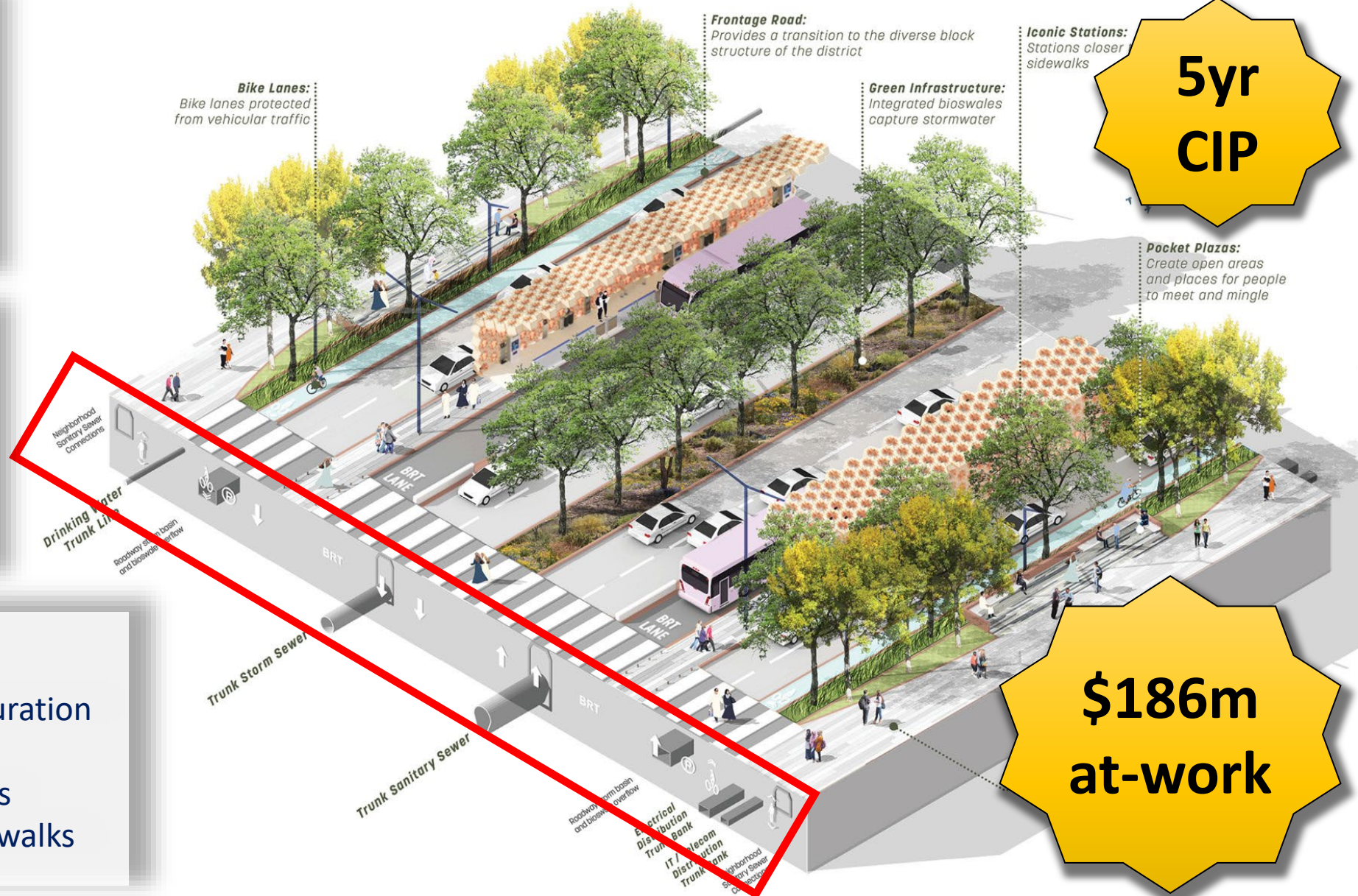
- Water
- Sewer
- Electrical
- 10G Fiber Optics
- Drainage

## 2. Surface

- Sidewalks/ADA
- Pavement conditions
- Landscape & irrigation
- Lane striping

## 3. Future upgrades

- Multi-modal road configuration
- Lights, signals & signs
- Smart sensors & monitors
- Parklets & extended sidewalks



**5yr CIP**

**\$186m at-work**

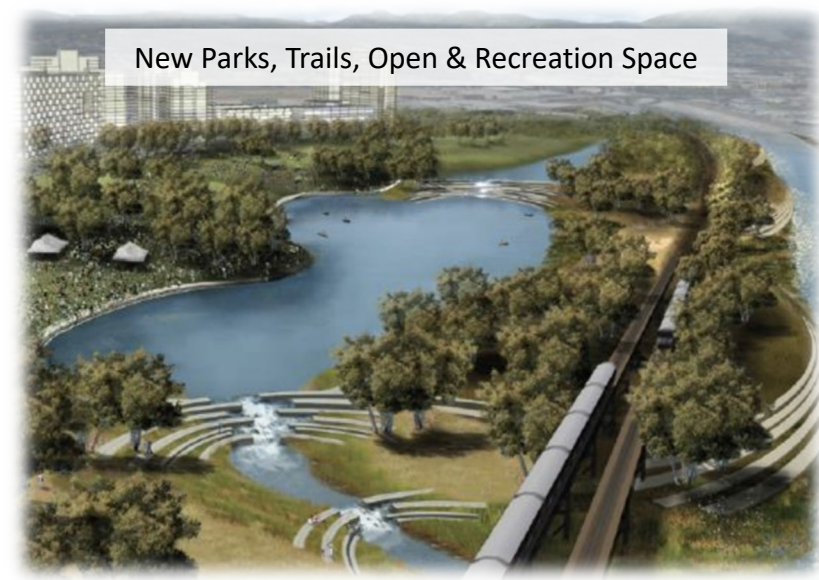


# River Revitalization

## Rio Hondo



## San Gabriel River



### Early Action projects

1. River Master Plans
2. Rio Hondo Spreading Grounds
3. Golf course hall & parking lot
4. Marine Corps Base
5. San Gabriel River Park (13-acres)
6. Greenway Trail Connector (Class-IV)
7. Bridge & trail to State Historic Park





- Restore & naturalize the rivers
- Clean, Green, Tech-business sector
- “Silicon River” District
- SB 268 - River Park District

# River & Riverfront Revitalization



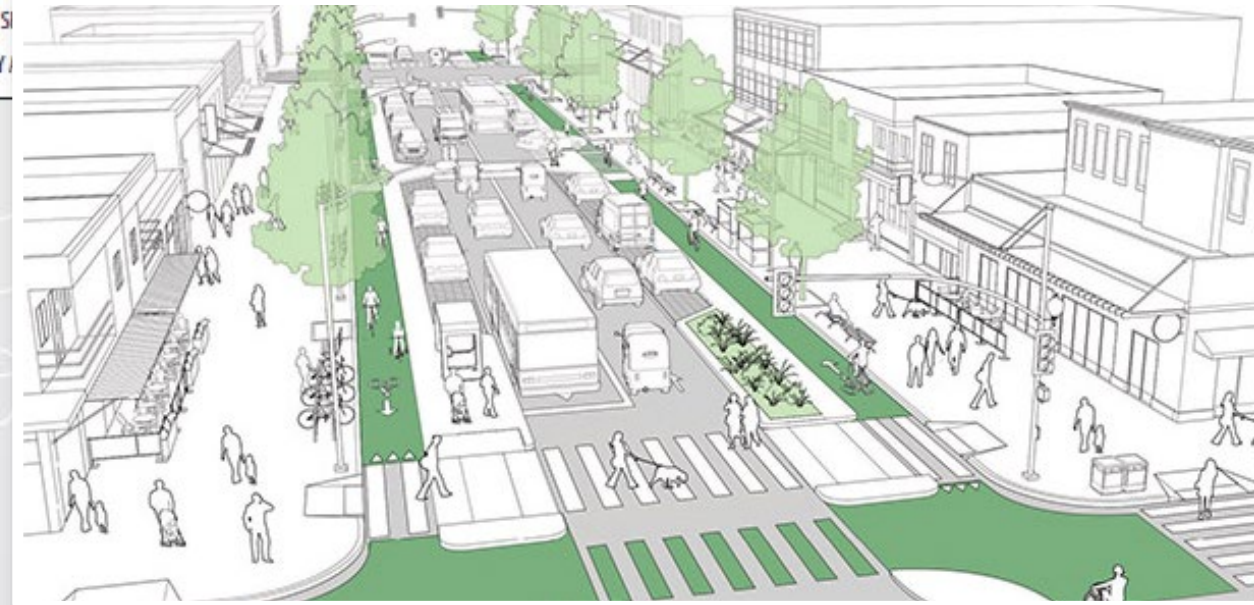


# River & Riverfront Revitalization



# Historic Whittier Boulevard

Multimodal & Streetscape Plan - Caltrans Grant

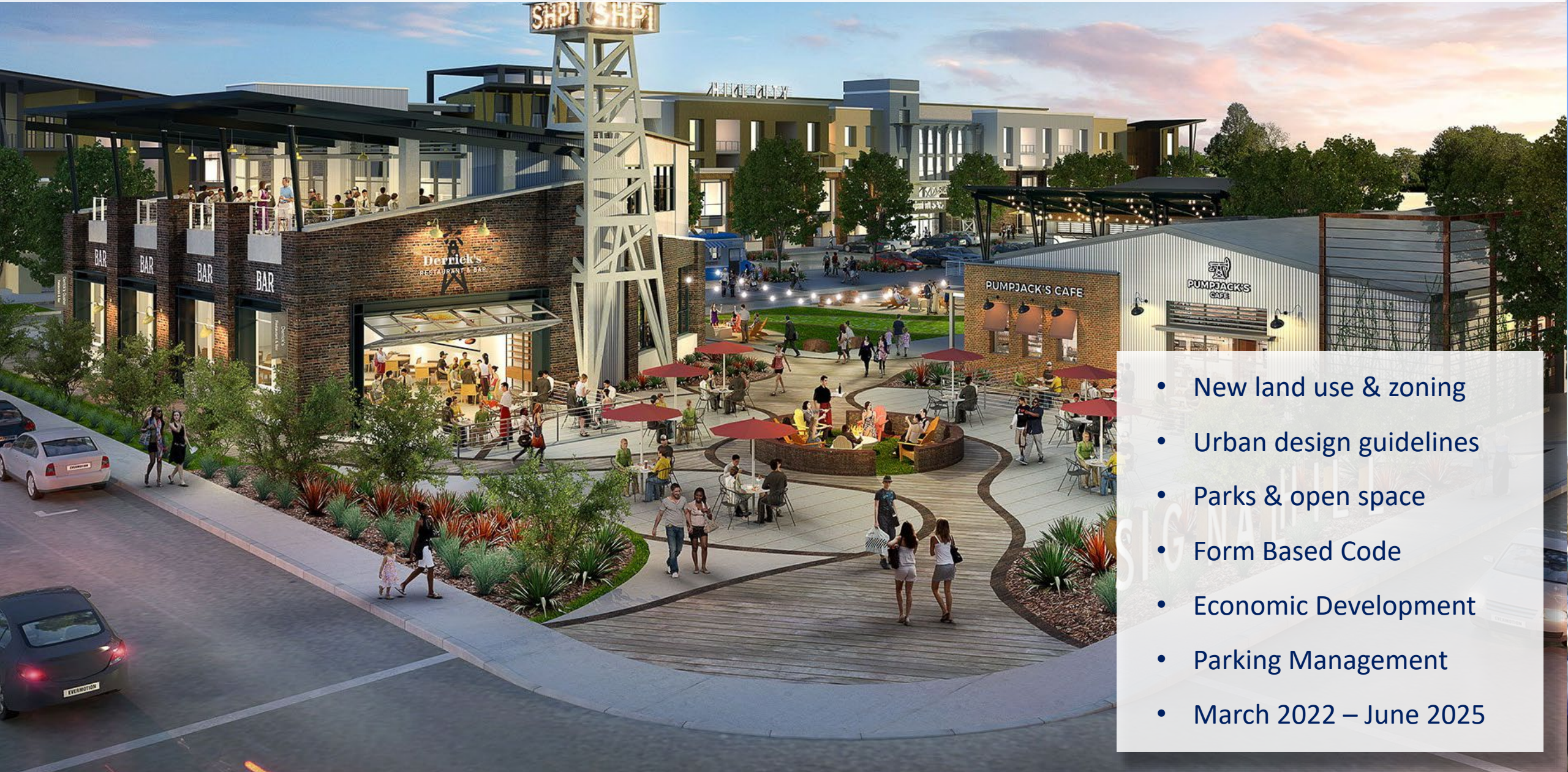


Specific Plan & Community Benefit District





# Uptown Pico Rivera

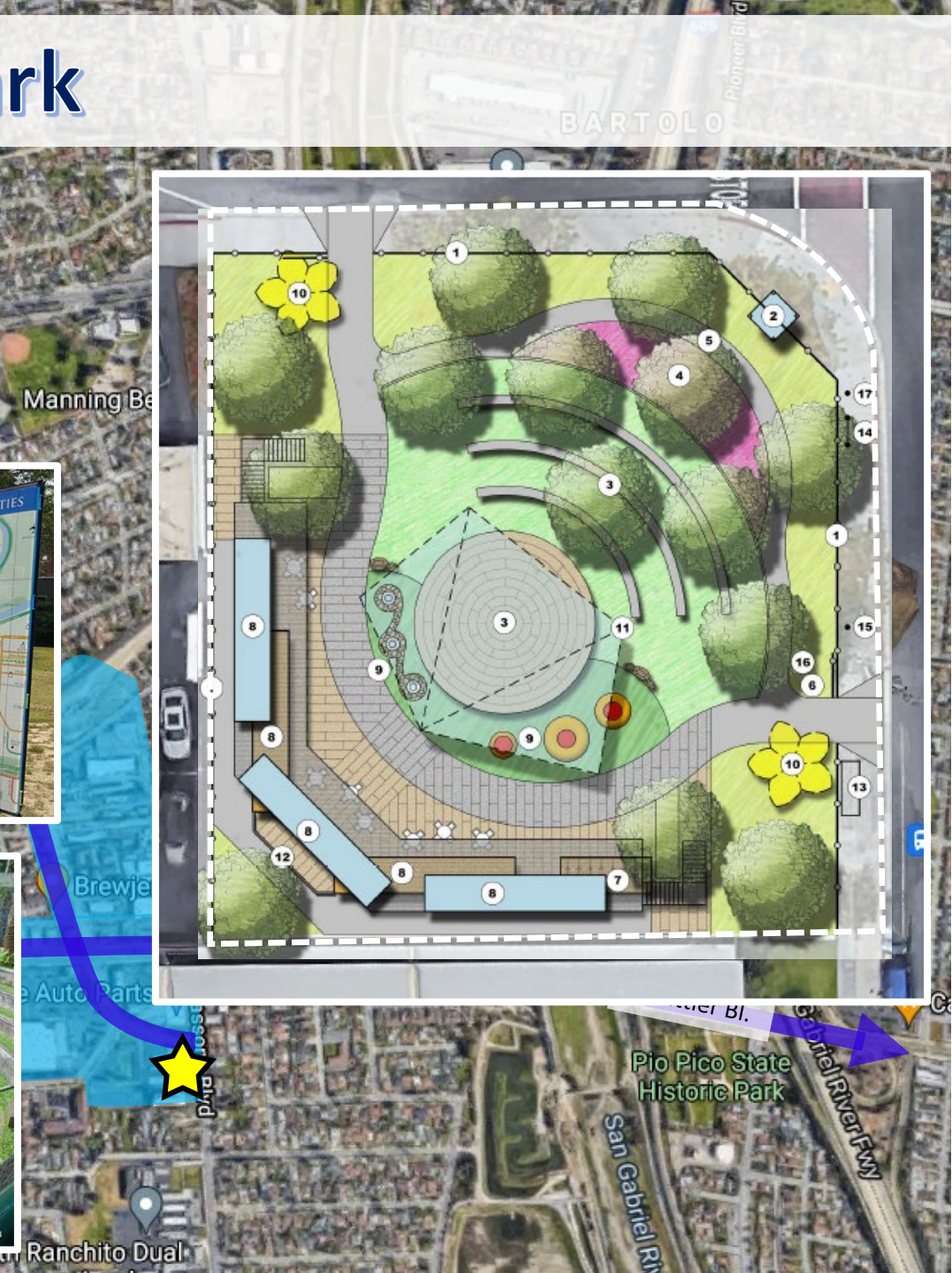


- New land use & zoning
- Urban design guidelines
- Parks & open space
- Form Based Code
- Economic Development
- Parking Management
- March 2022 – June 2025



# The PAD Park

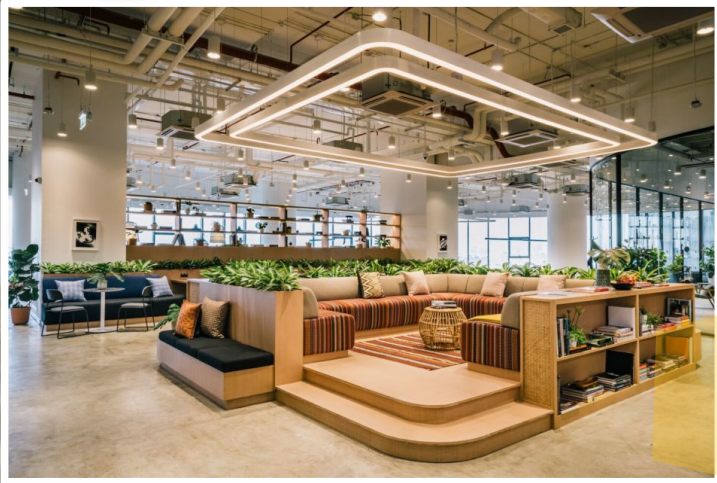
- Montebello Bus Depot
- \$1m Measure A Acquisition Grant (LACROSD)
- \$1m Federal Community Project Funding (Rep. Sanchez)



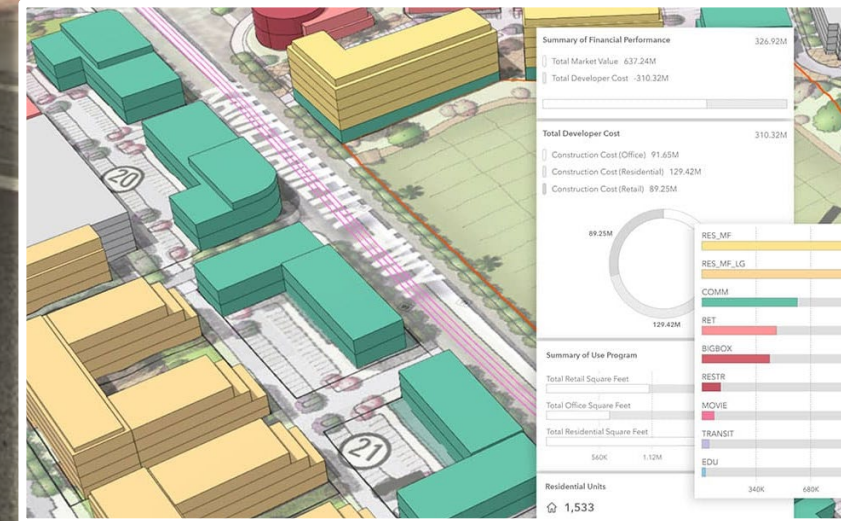


# Pico Rivera IDEA Lab

*Innovation + Design + Empowerment + Action*

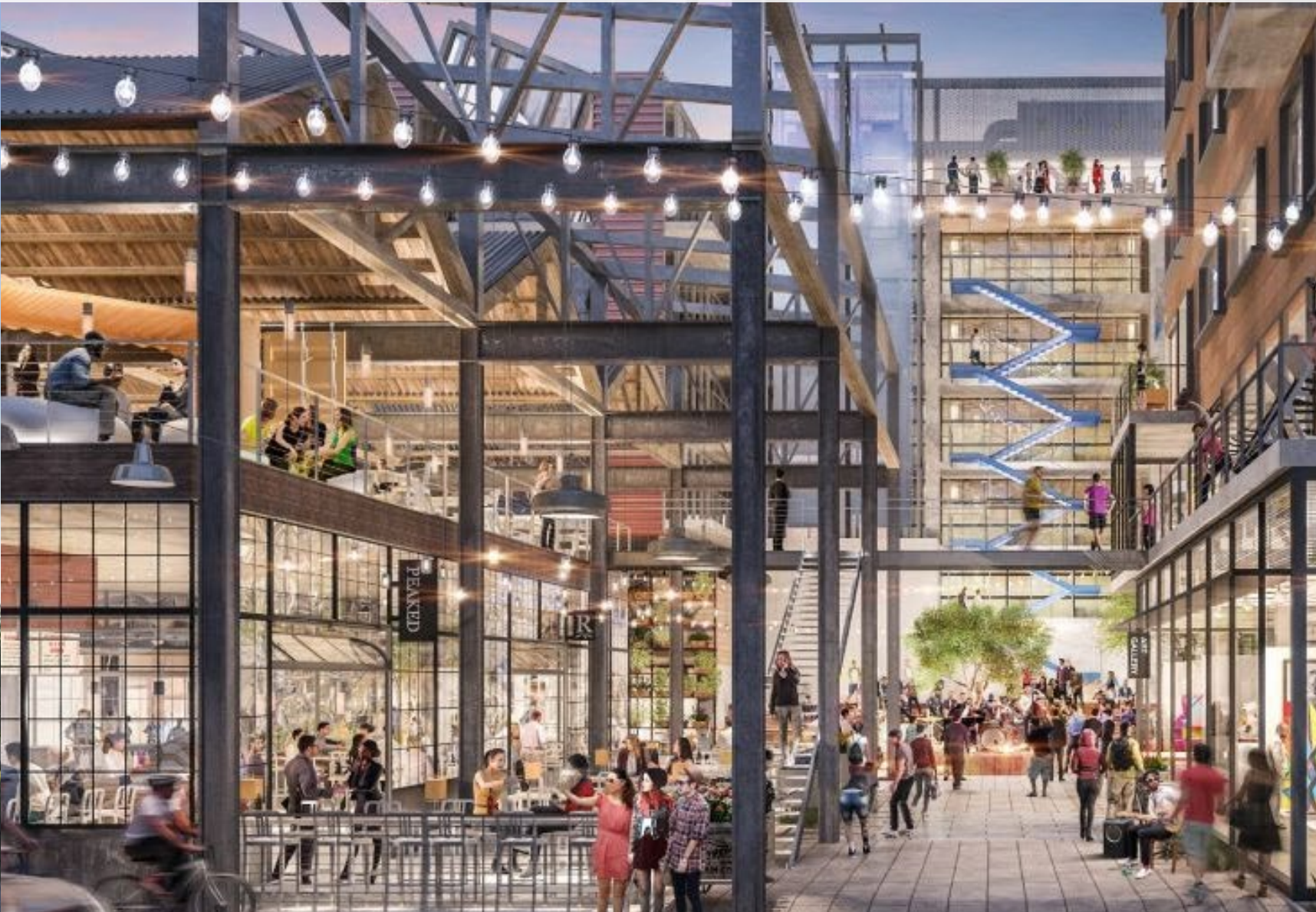


- PR 2035 & Youth Ambassador Headquarters
- Civic engagement & decision-making
- Introduce education & career pathways
- Exposure to modern tools
  - VR/AR, 3D modeling
  - Mapping, ArcGIS & Urban Footprint





# Uptown Pico Rivera



- Experience-oriented place making
- Prominent architectural design
- Community-based art
- Electric micro-mobility vehicles
- Parks, plazas, alleys & paseos
- Tax increment finance district
- Sustainable Eco-District

Whittier Bl. x Lindsey Ave (looking south)

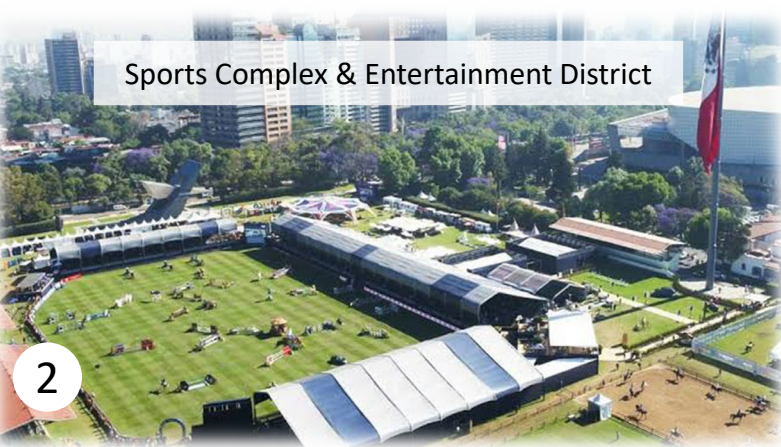


Parks, Trails, Open & Recreation District



1

Sports Complex & Entertainment District



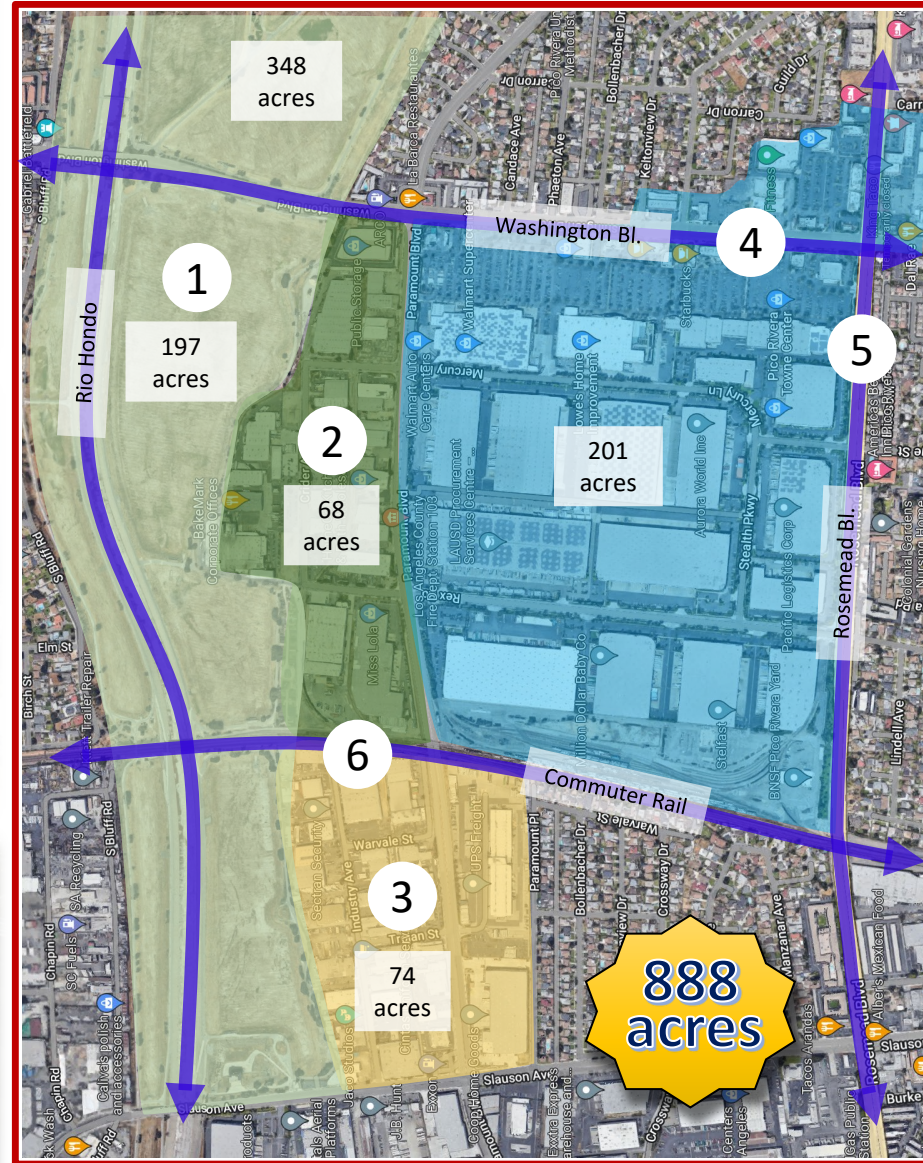
2

Micro EV "Silicon River" District



3

# Downtown Pico Rivera



Gold Line & Downtown Zocalo



4

Rosemead Blvd. Complete Street & BRT



5

Commuter Rail Station



6



# Downtown Pico Rivera



- Multimodal Village & TOC
  - Light rail, BRT & commuter rail
  - Mixed-use development
  - Affordable housing priority
- Placemaking: plazas, promenades, paseos
- Tax increment finance district
- “Silicon River” District – Clean, Green, Tech business sector



# Downtown Pico Rivera



- Multimodal Village & TOC
  - Light rail, BRT & commuter rail
  - Mixed-use development
  - Affordable housing priority
- Placemaking: plazas, promenades, paseos
- Tax increment finance district
- “Silicon River” District – Clean, Green, Tech business sector

Washington Bl. x Rosemead Bl. (looking south)



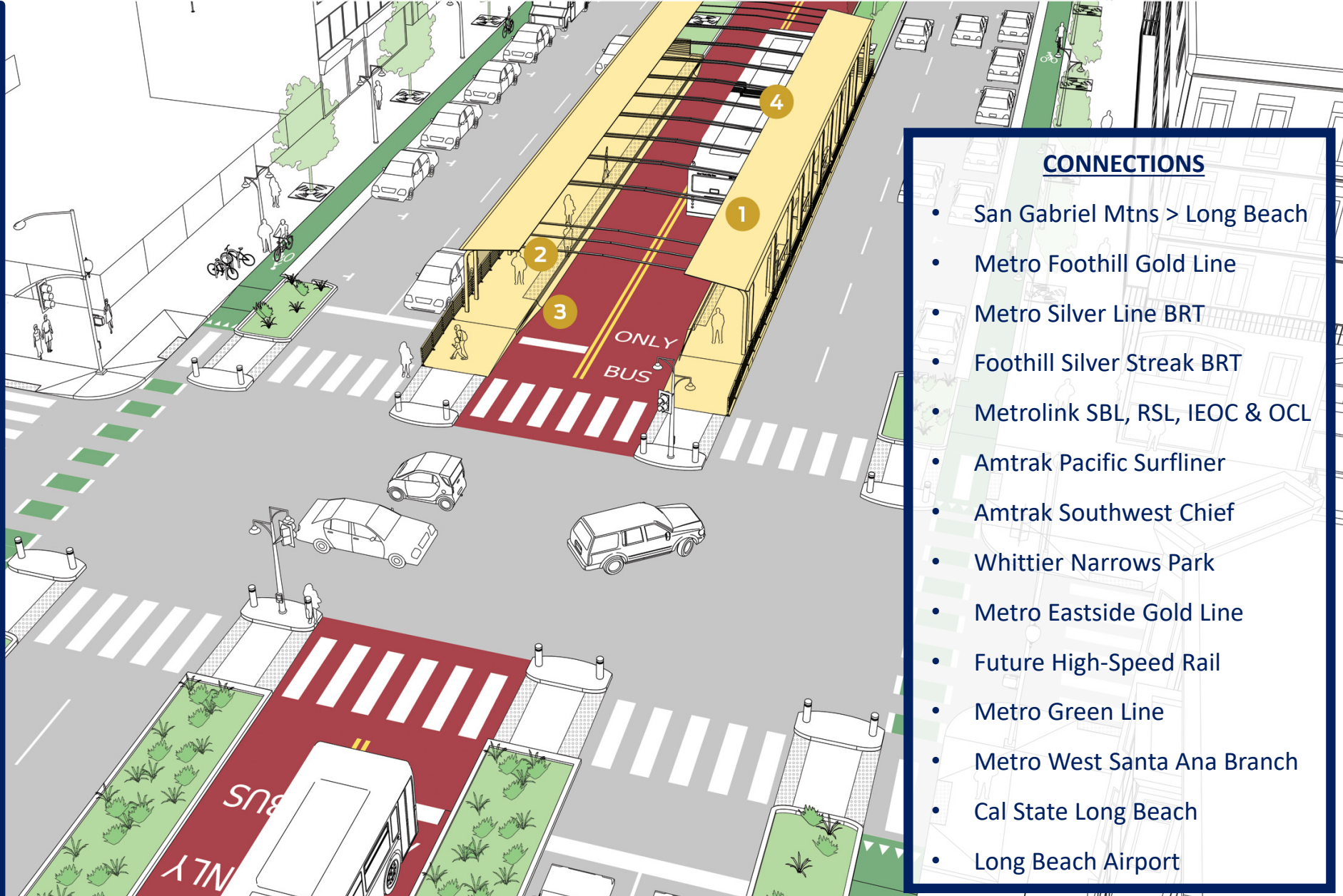
# First Mixed-Use Development Project



- First mixed-use project in the city
- 2.85-acre site (91 units/acre)
- 255 rental units
- 464 parking spaces



# Rosemead/Lakewood Bl. Complete Corridor



- CONNECTIONS**
- San Gabriel Mtns > Long Beach
  - Metro Foothill Gold Line
  - Metro Silver Line BRT
  - Foothill Silver Streak BRT
  - Metrolink SBL, RSL, IEOC & OCL
  - Amtrak Pacific Surfliner
  - Amtrak Southwest Chief
  - Whittier Narrows Park
  - Metro Eastside Gold Line
  - Future High-Speed Rail
  - Metro Green Line
  - Metro West Santa Ana Branch
  - Cal State Long Beach
  - Long Beach Airport

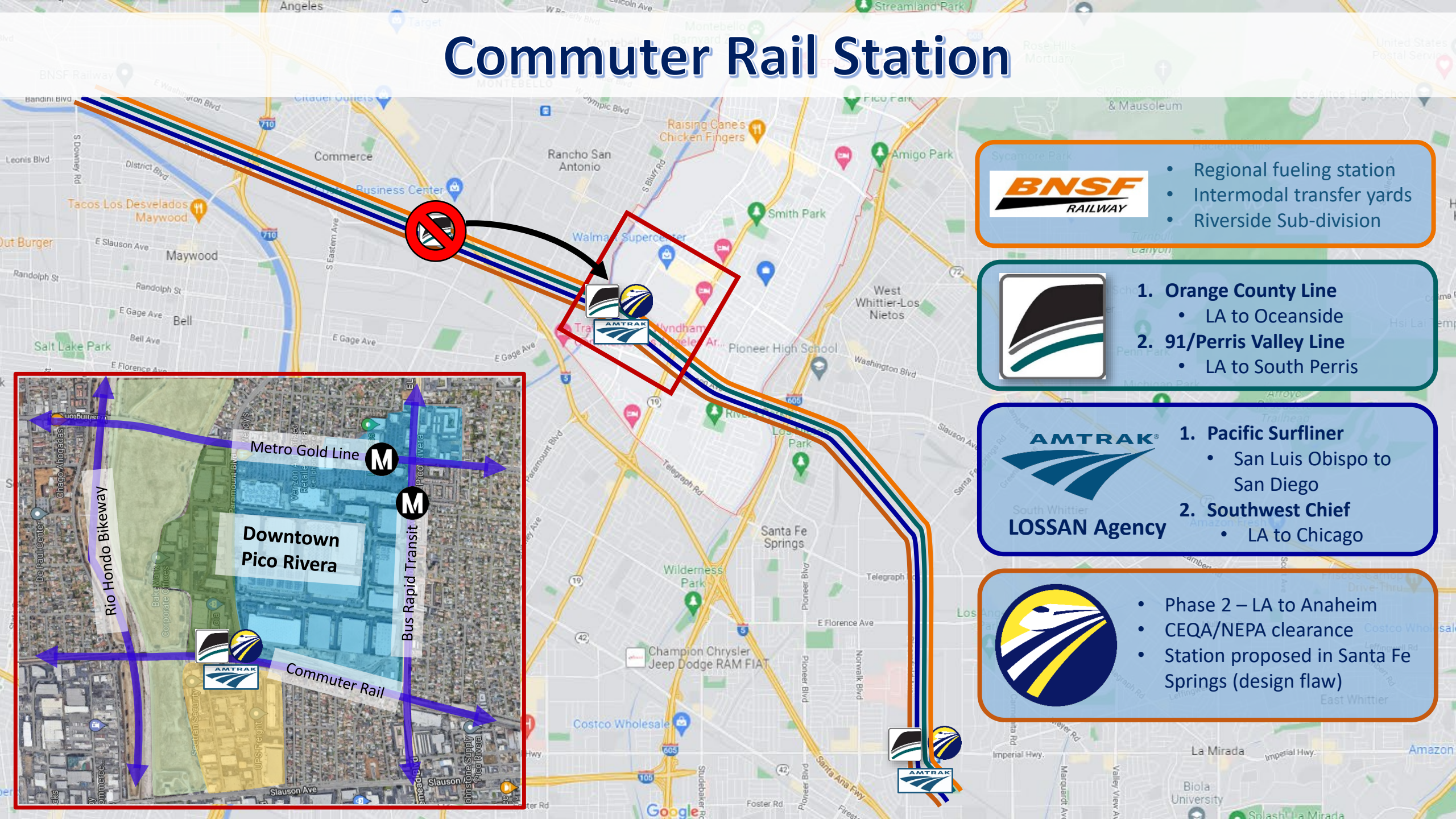


# Rosemead/Lakewood Bl. Complete Corridor Project (BRT+ATP+TOD)






# Commuter Rail Station




- Regional fueling station
- Intermodal transfer yards
- Riverside Sub-division



1. Orange County Line
  - LA to Oceanside
2. 91/Perris Valley Line
  - LA to South Perris



1. Pacific Surfliner
  - San Luis Obispo to San Diego
2. Southwest Chief
  - LA to Chicago



- Phase 2 – LA to Anaheim
- CEQA/NEPA clearance
- Station proposed in Santa Fe Springs (design flaw)





# Commuter Rail Station



## NEXT STEPS

- Technical & political strategy
- Align regional support
- Relocation Feasibility Study
  - Metro & Metrolink
  - Local match TBD
- Revisit CAHSR Ph. 2 Alternatives



# Sports & Entertainment District



**Open-Air Festival Grounds**



**Multi-sport complex**



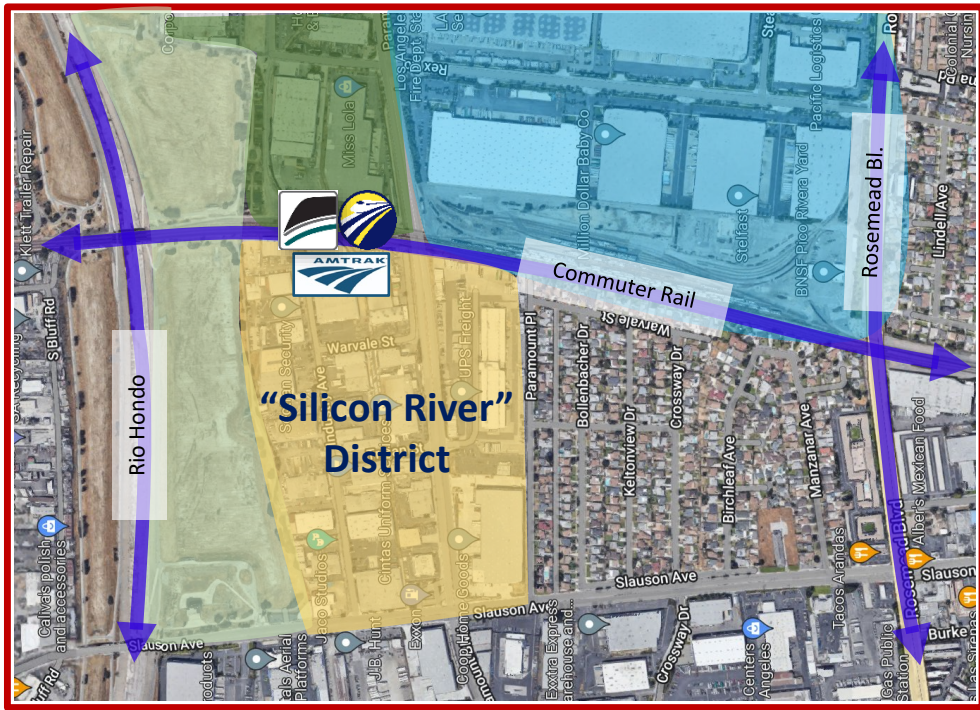
reMark  
Offices



Management - Los...



# Micro EV "Silicon River" District



Personal Mobility



Micro Transit



Micro Delivery

Clean, Green, Tech, Mobility Business Hub

ECONOMIC AGGLOMERATION = INDUSTRY CLUSTER

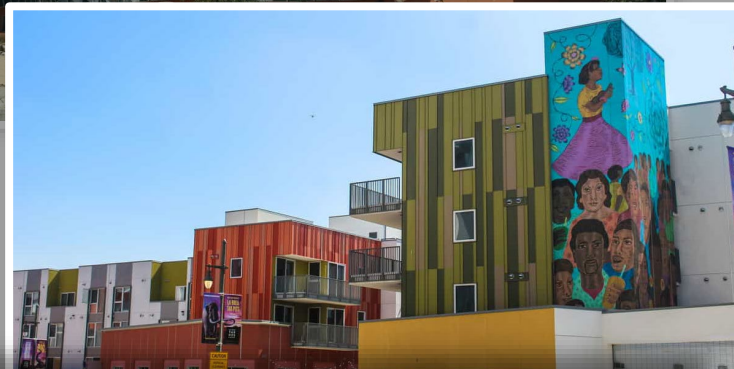


# Citywide Art, Culture & Design Guidelines

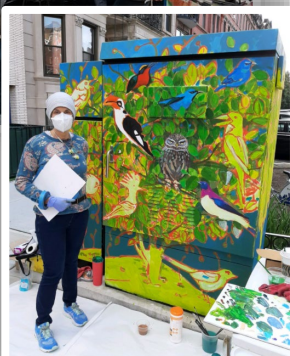
District & Corridor



Neighborhood, Block & Bldg



Street & Spot





# A Modern-Day Renaissance



...in the Making