TRANSIT
ORIENTED
LOS ANGELES:
STATION AREA
COMPARISON APPENDIX

UCLA
Lewis Center
for Regional Policy Studies
ACKNOWLEDGEMENTS AND DISCLAIMER

This report was made possible through the support of Los Angeles County Metropolitan Transportation Authority (Metro) and the Urban Land Institute - Los Angeles (ULI-LA) and is a companion to “Transit Oriented Los Angeles: Envisioning an Equitable and Thriving Future” published in November 2018.

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ABOUT THE UCLA LEWIS CENTER FOR REGIONAL POLICY STUDIES

The Ralph & Goldy Lewis Center for Regional Policy Studies is a research center in the UCLA Luskin School of Public Affairs. The Lewis Center advances research on how people live, move, and work in the Los Angeles region, with a focus on policies and interventions that provide paths out of poverty. Since 1989, Lewis Center scholars and staff have produced high-quality research on transportation access, housing affordability, labor, immigration, and many other topics, with a focus on the policy impact on vulnerable populations. The Center produced programs and events alongside accessible publications for policymakers, public officials, students, opinion leaders, and the public.

ABOUT LAplus

LAplus, a project of Community Partners, is an urban policy think tank with the mission to inspire and advance LA’s positive urban future. Through research, policy analysis, collaborations and communications, LAplus promotes Los Angeles’s future as an open city that makes space for diverse residents and allows for innovation, prototyping, growth, and change; and as a region in which more people and organizations can be city-makers helping shape this future.

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In “Transit-Oriented Los Angeles: Envisioning an Equitable and Thriving Future” our team presented case studies from seven station areas in the Los Angeles region to understand current and future housing capacity.

Leading up to the case studies, we explored the connections between density and its effects on housing production, neighborhood amenities, and sustainability outcomes. During this review and analysis process, we gathered a variety of data and comparisons between the station areas. This map appendix report takes the seven station areas and compares their characteristics in terms of:

- Population density
- Transit ridership
- Parcel-level housing density
- Housing units and planned housing capacity
- Zoning class
- Building age
- Parking lot availability
- Activity density
- Job density
- Neighborhood amenities

The Los Angeles region is known for its great diversity of neighborhoods and by comparing these station area characteristics, we can see these differences at a glance. Many of these characteristics are interrelated to each other. For example, Wilshire/Vermont has the highest level of transit ridership (on both rail and bus), as well as the highest levels of population and activity density, housing capacity, and neighborhood amenities as measured by Walk score®. This result is not surprising as the existing literature explains the mutually beneficial and strong relationship between all of these factors.

The purpose of this appendix is to help readers further explore similarities and differences in these seven station areas and to be inspired to consider how different features shape neighborhoods around rail stations throughout Los Angeles County.
POPULATION DENSITIES BY CENSUS BLOCK

<table>
<thead>
<tr>
<th>Census Block</th>
<th>Population Density (people/acre)</th>
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<tbody>
<tr>
<td>Wilshire/Vermont</td>
<td>64</td>
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<tr>
<td>Fillmore</td>
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<td>Culver City</td>
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<tr>
<td>Van Nuys</td>
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<tr>
<td>Compton</td>
<td>21</td>
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<tr>
<td>Paramount/Rosecrans</td>
<td>19</td>
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<tr>
<td>Leimert Park</td>
<td>15</td>
</tr>
</tbody>
</table>

Population Density by Census Block (people/acre):  
- 0%  
- 10%  
- 20%  
- 30%  
- 40%  
- 50%  
- 60%  
- 70%  
- 80%  
- 90%  
- 100%
TRANSIT RIDERSHIP

Wilshire/Vermont
Avg. daily boardings (Metro): 26,178

Fillmore
Avg. daily boardings (Metro): 5,473

Culver City
Avg. daily boardings (Metro): 4,848

Van Nuys
Avg. daily boardings (Metro): 6,523

Compton
Avg. daily boardings (Metro): 4,630

Paramount/Rosecrans
Avg. daily boardings (Metro): 592

Leimert Park
Avg. daily boardings (Metro): 2,915

<table>
<thead>
<tr>
<th>Metro avg. weekday boardings (FY18)</th>
<th>Metro Rapid</th>
<th>Metro Local</th>
<th>Other</th>
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<td>Leimert Park</td>
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</tbody>
</table>

1. LADOT DASH
2. Pasadena Transit
3. Culver City Big Green Bus and Santa Monica Big Blue Bus
4. Compton Transit and Gardena Transit
HOUSING DENSITIES BY PARCEL

- **Wilshire/Vermont**: 37 units/acre
- **Fillmore**: 9 units/acre
- **Culver City**: 8 units/acre
- **Van Nuys**: 8 units/acre
- **Compton**: 7 units/acre
- **Paramount/Rosecrans**: 6 units/acre
- **Leimert Park**: 5 units/acre
CURRENT HOUSING UNITS & PLANNED HOUSING CAPACITY

Existing Housing Units
- 0 units
- 1 - 2 units
- 3 - 10 units
- 11 - 50 units
- More than 50 units

Maximum Planned Capacity
- 0 units
- 10 units
- 25 units
- 50 units
- 100 units
ZONING CLASSES BY PARCEL

Wilshire/Vermont

Fillmore

Culver City

Van Nuys

Compton

Paramount/Rosecrans

Leimert Park

Simplified Zoning Class

- Single Family Residential
- Duplex Residential
- Multi Family Residential
- Limited Commercial
- Commercial
- Commercial Manufacturing
- Industrial
- Public
- Specific Plan

Leimert Park

Paramount/Rosecrans

Van Nuys

Compton

Fillmore

Wilshire/Vermont
BUILDING AGES BY YEAR BUILT

Wilshire/Vermont (mean: 1951)

Fillmore (mean: 1952)

Culver City (mean: 1950)

Van Nuys (mean: 1955)

Compton (mean: 1947)

Paramount/Rosecrans (mean: 1959)

Leimert Park (mean: 1938)
ADJACENT SURFACE PARKING LOTS

Wilshire/Vermont
52.2 surface parking acres (13% area)

Fillmore
53.7 surface parking acres (13% area)

Culver City
37.6 surface parking acres (10% area)

Van Nuys
62.7 surface parking acres (16% area)

Compton
59.1 surface parking acres (14% area)

Paramount/Rosecrans
59.1 surface parking acres (30% area)

Leimert Park
19.7 surface parking acres (5% area)
ACTIVITY DENSITY

Wilshire/Vermont
64 pop/ac + 35 jobs/ac = 99 AU/ac

Fillmore
13 pop/ac + 24 jobs/ac = 37 AU/ac

Culver City
17 pop/ac + 18 jobs/ac = 35 AU/ac

Van Nuys
23 pop/ac + 12 jobs/ac = 35 AU/ac

Compton
21 pop/ac + 4 jobs/ac = 25 AU/ac

Paramount/Rosecrans
19 pop/ac + 5 jobs/ac = 24 AU/ac

Leimert Park
15 pop/ac + 3 jobs/ac = 18 AU/ac
JOB DENSITY BY SECTOR

Wilshire/Vermont  35 jobs/acre
Fillmore  24 jobs/acre
Culver City  18 jobs/acre
Van Nuys  12 jobs/acre
Compton  4 jobs/acre
Paramount/Rosecrans  5 jobs/acre
Leimert Park  3 jobs/acre

Number of Jobs by Sector

1 dot = 2 jobs
- professional sector jobs
- manufacturing sector jobs
- public sector jobs
- service sector jobs

Wilshire/Vermont Fillmore Culver City Van Nuys Compton Paramount/Rosecrans Leimert Park
NEIGHBORHOOD AMENITIES

OVERALL WALKSCORE

SHOPS

SCHOOLS

PARKS

CULTURE

DINING

GROCERIES

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<th>STATION</th>
<th>Overall</th>
<th>Culture</th>
<th>Dining</th>
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