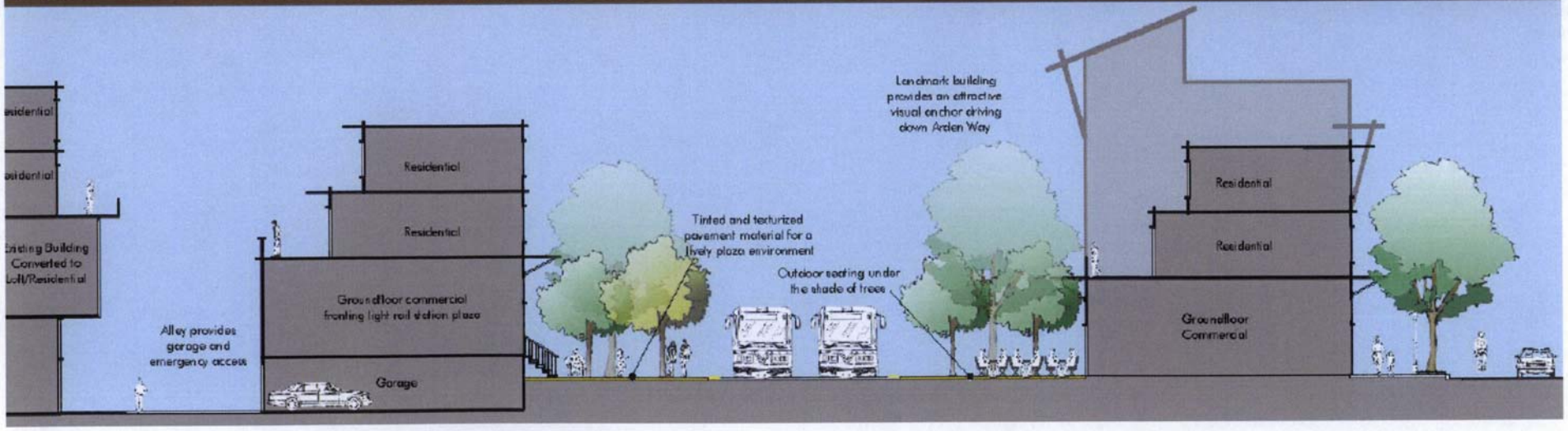
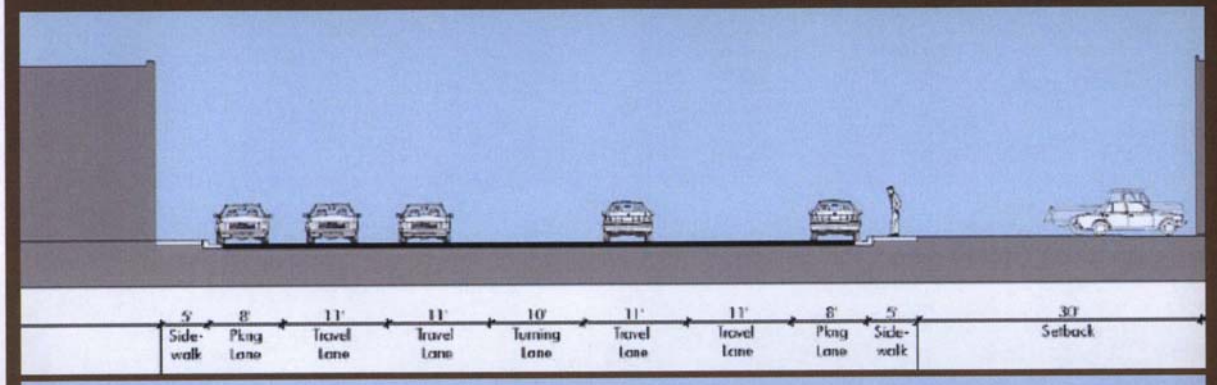
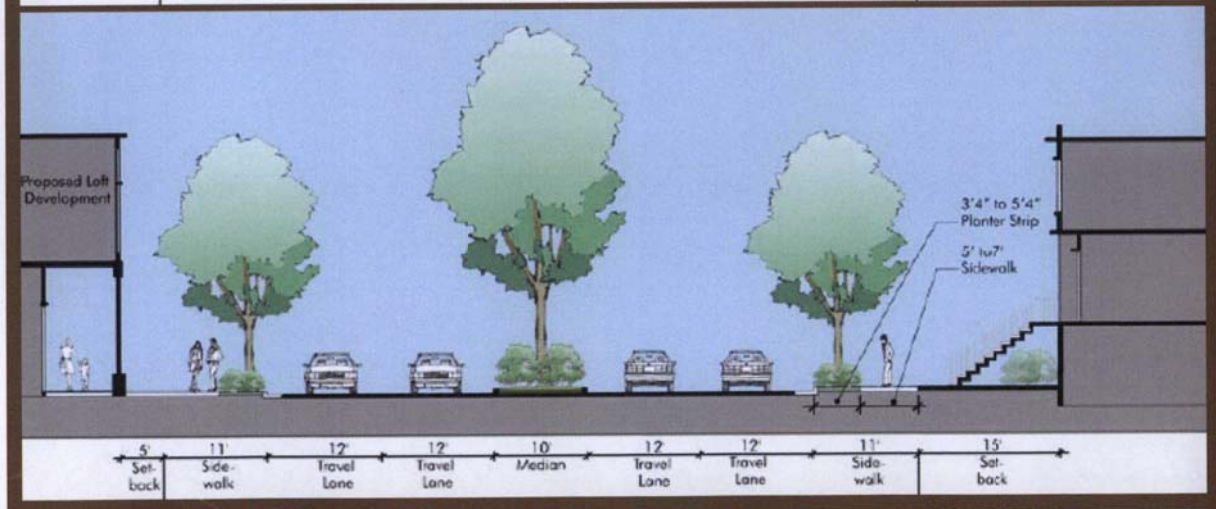
Royal Oaks Station Area Focus Area Concept

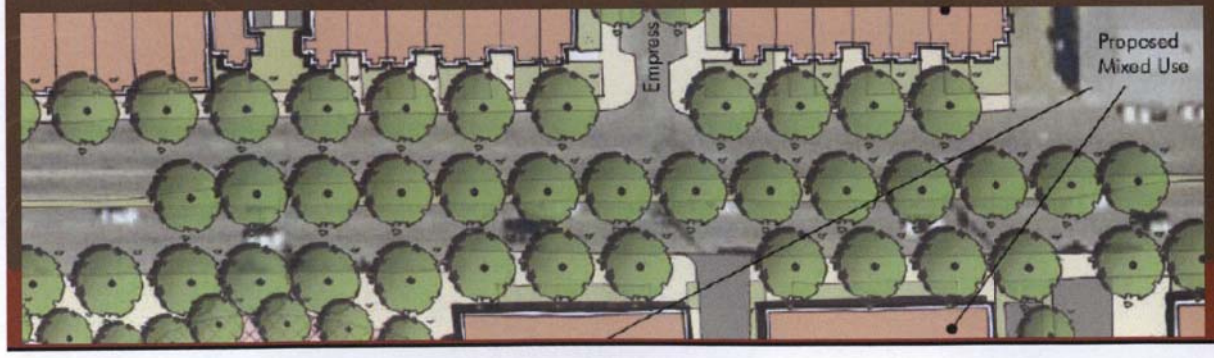


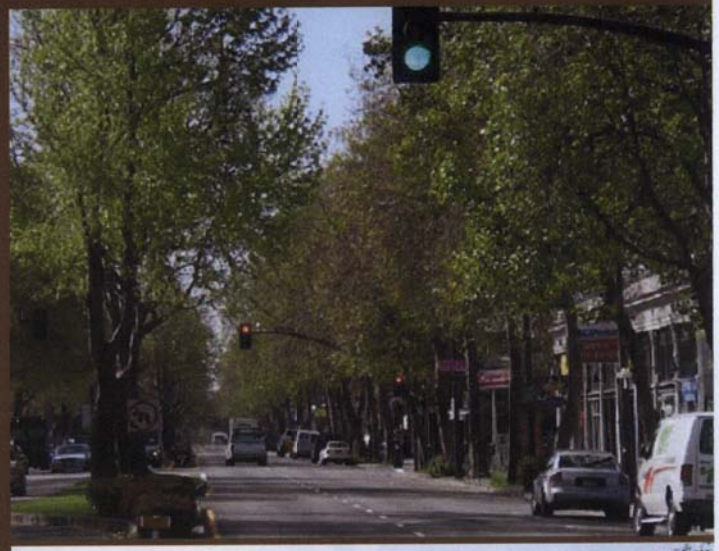
Royal Oaks Station Area

Streetscapes: Arden Way (East of Royal Oaks)









Public Realm Design Concepts

Public Open Spaces: Parks & Tot Lots

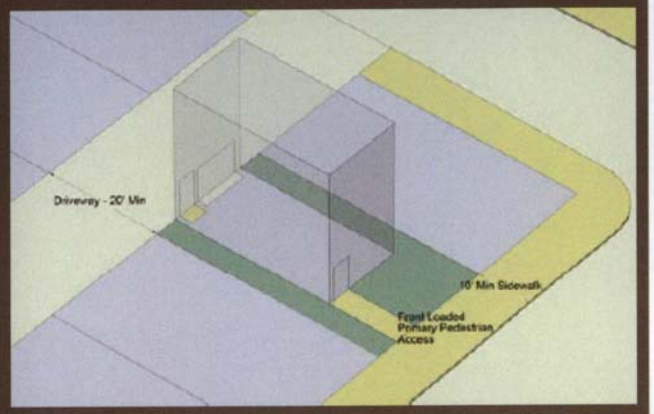
Public Realm Design Concepts

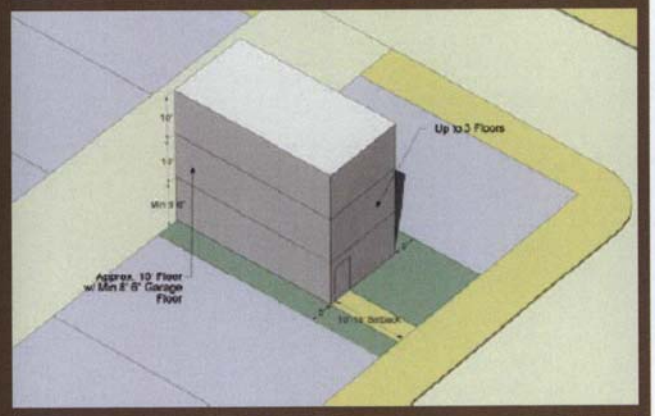
Public Open Spaces: Pocket & Transit Plazas

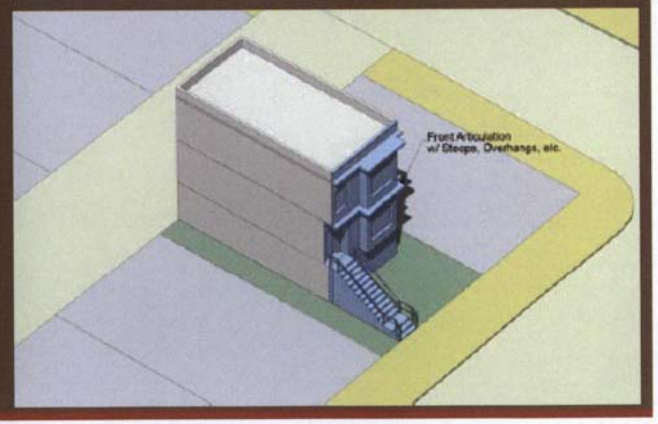
Row Houses / Townhomes

(Along Local Streets & Boulevards)

- Units fronting public streets
- 2-3 story, 15-40 du/ac
- 15 feet private open space fronting public streets
- 'Alley' loaded parking
- Articulate public realm interface with porches, etc

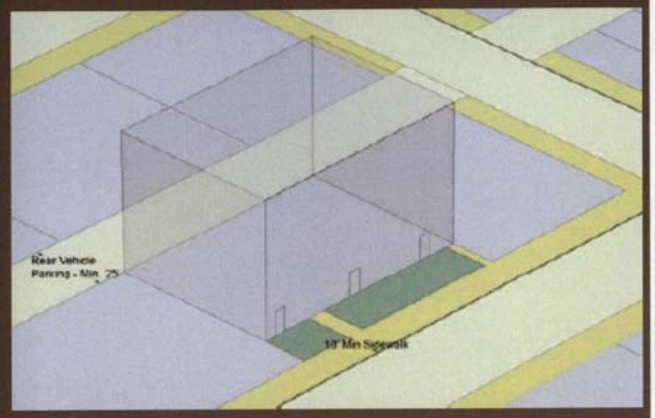


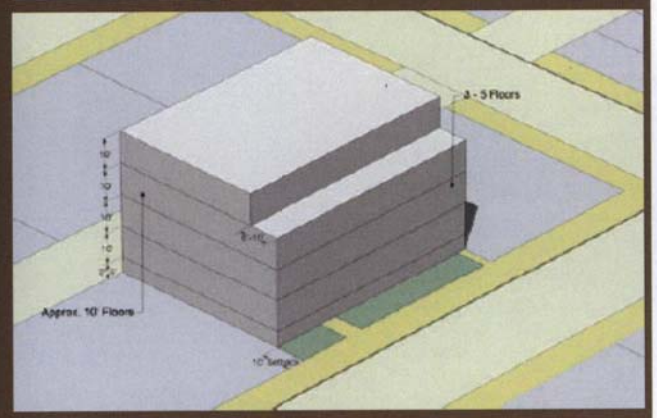


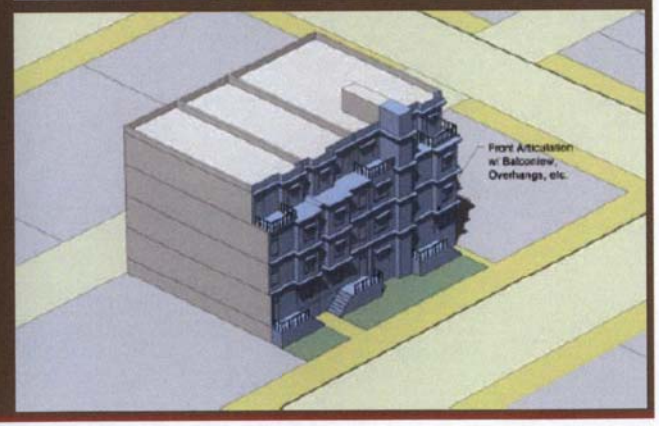


Condominiums
(Along Local Streets)

- 2-5 story
- 5-15 feet front setbacks
- 25-60 du/ac
- Parking in the rear
- Articulate public realm interface with porches, stoops, etc



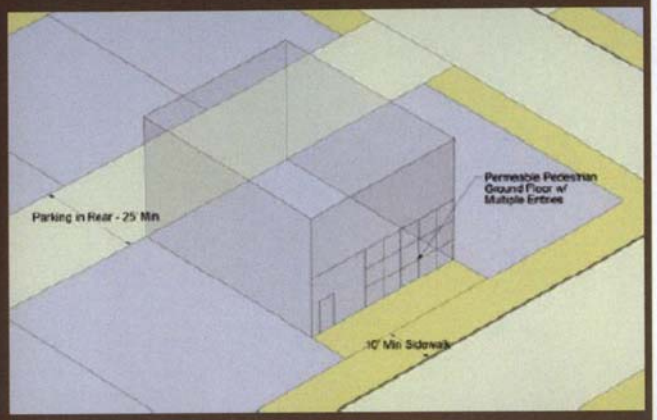


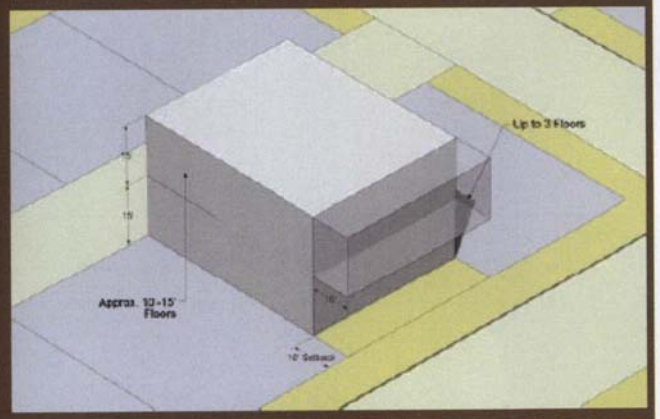


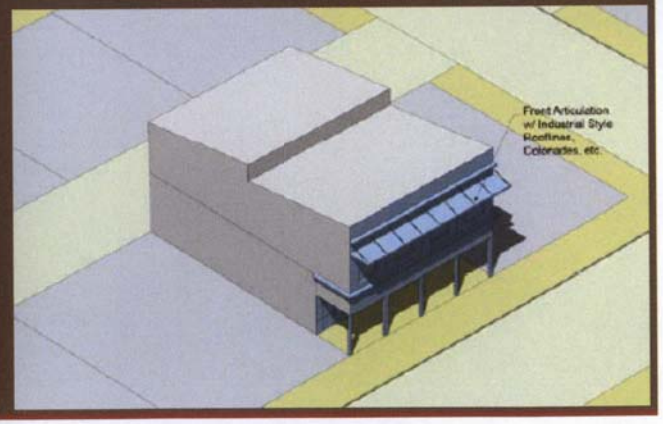
Live Work Units

(Along Arden Way & Del Paso with Flex Space)

- Ground floor flexible space
- 2-3 story
- 5-15 feet setback
- 15 to 35 du/ac
- Parking in the rear
- Accommodates the edgy industrial character in certain sections



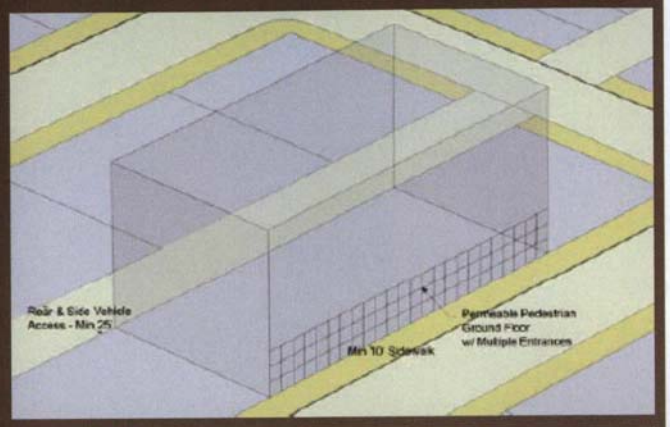


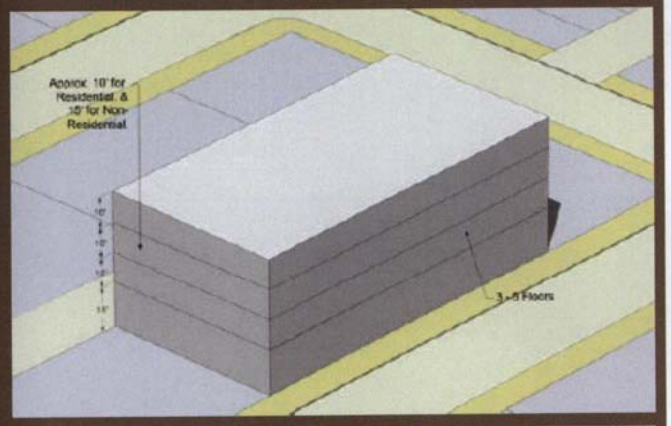


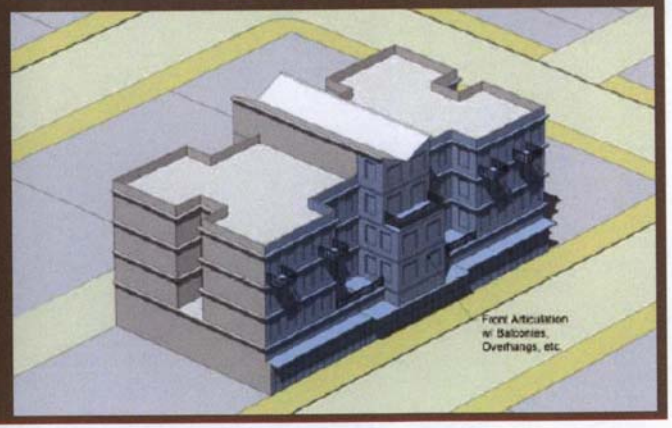
Mixed Use

(Condos with Ground Floor Commercial/Retail)

- Up to 5 story
- No front building setbacks
- Parking in the rear
- Articulate public realm interface with awnings, balconies
- Respect the Art Deco/Moderne character







Infrastructure Improvements

- Woodlake neighborhood well served
- Improvements to Water Supply & Storm Drainage in the Globe/El Monte & Dixieanne Area

Construction Cost Estimate Summary

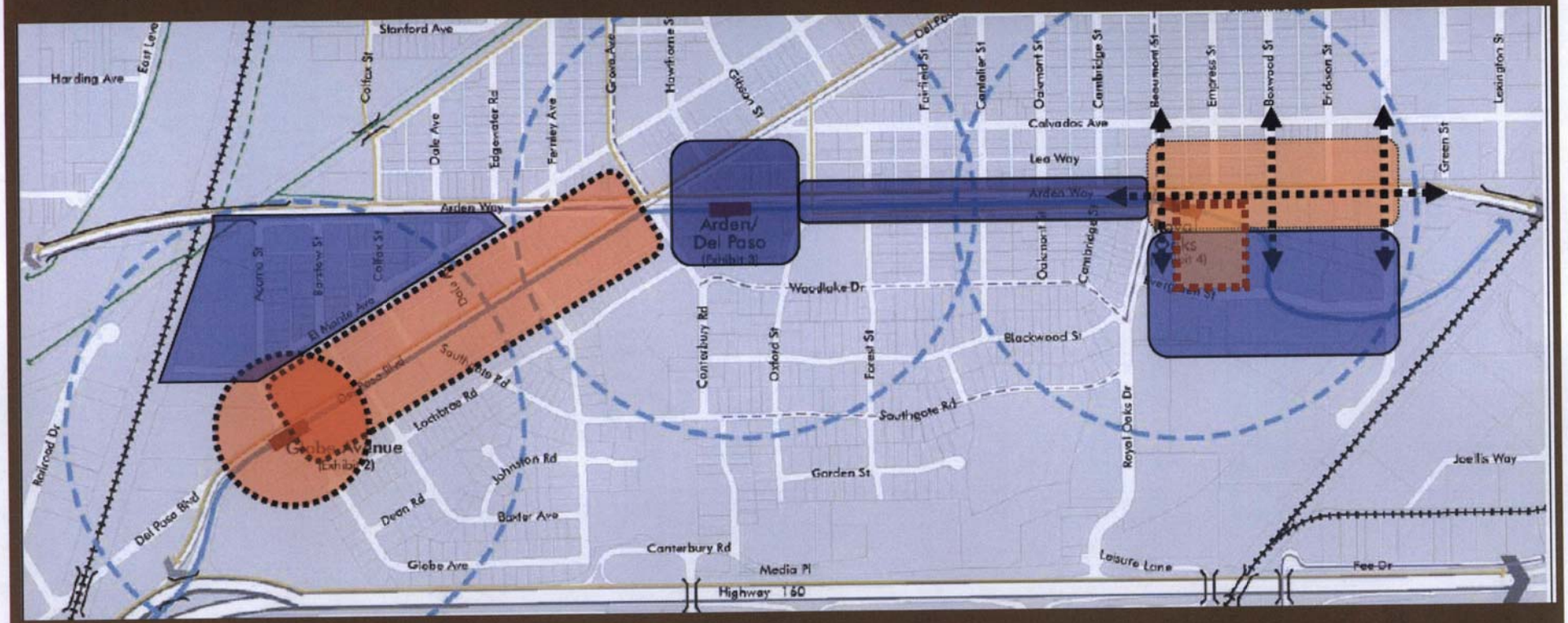
Street Work:	$19.57M
Sewer System:	$ 1.51M
Drainage System:	$14.19M
Water Distribution:	$ 5.69M
Total Construction:	$40.96M

Key Recommendations

SHORT TERM

- Focus infill development at Globe Station & along Del Paso Blvd. between Globe and Arden/Del Paso Stations (SHRA)
- Improve walkability at Royal Oaks Station and consider housing development opportunity
- Reuse existing office building vacancy at Royal Oaks

Key Recommendations



LONG TERM

- Explore redevelopment at Arden/Del Paso Station along Arden Way
- Intensify TOD development at El Monte neighborhood and Royal Oaks Station along Evergreen