



# City of Baldwin Park Downtown Transit Oriented Development (TOD) Specific Plan

## Hub of the San Gabriel Valley

### LOCATION

- Center of Southern California
- Located at the intersection of the 10 and 605 freeways
- Within 40 miles of LAX, ONT, BUR
- Within 40 miles of Ports of Los Angeles & Long Beach
- Freeway Visibility



### DEVELOPMENT OPPORTUNITIES

- Adopted February 2016
- Develop transit oriented projects near the City's Metrolink Station
- Mixed Use zoning throughout area provides flexibility
- Approved Environment Impact Report (EIR) saves time and funding
- Established design concepts and standards
- Develop in the City's core government, transportation and recreation area
- Create distinctive and enriching projects that promote a sense of place
- Planned infrastructure upgrades for the area

To download a complete copy of the Downtown TOD Specific Plan, visit <http://baldwinpark.arroyogroup.com/>

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