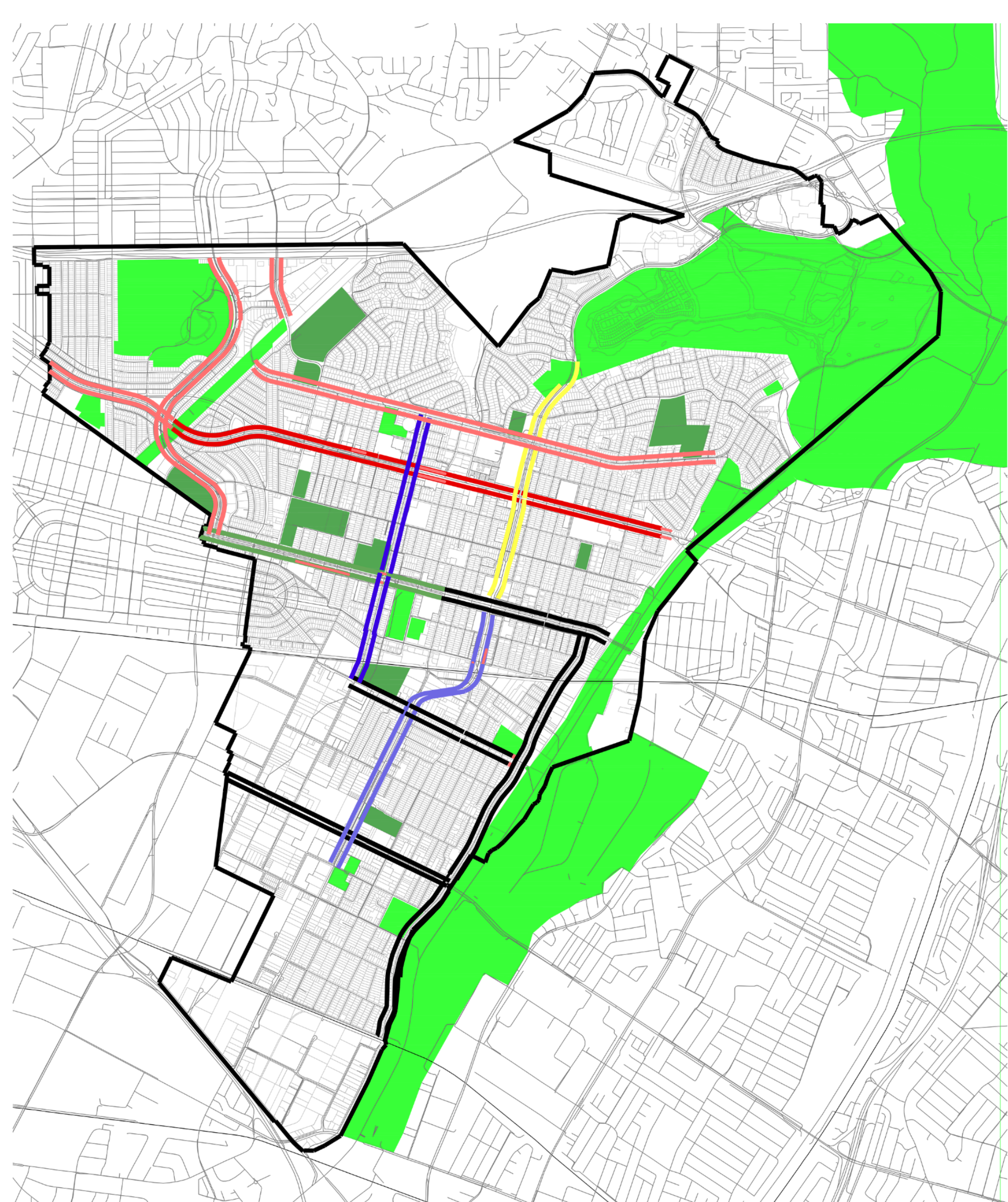


Visioning Workshop

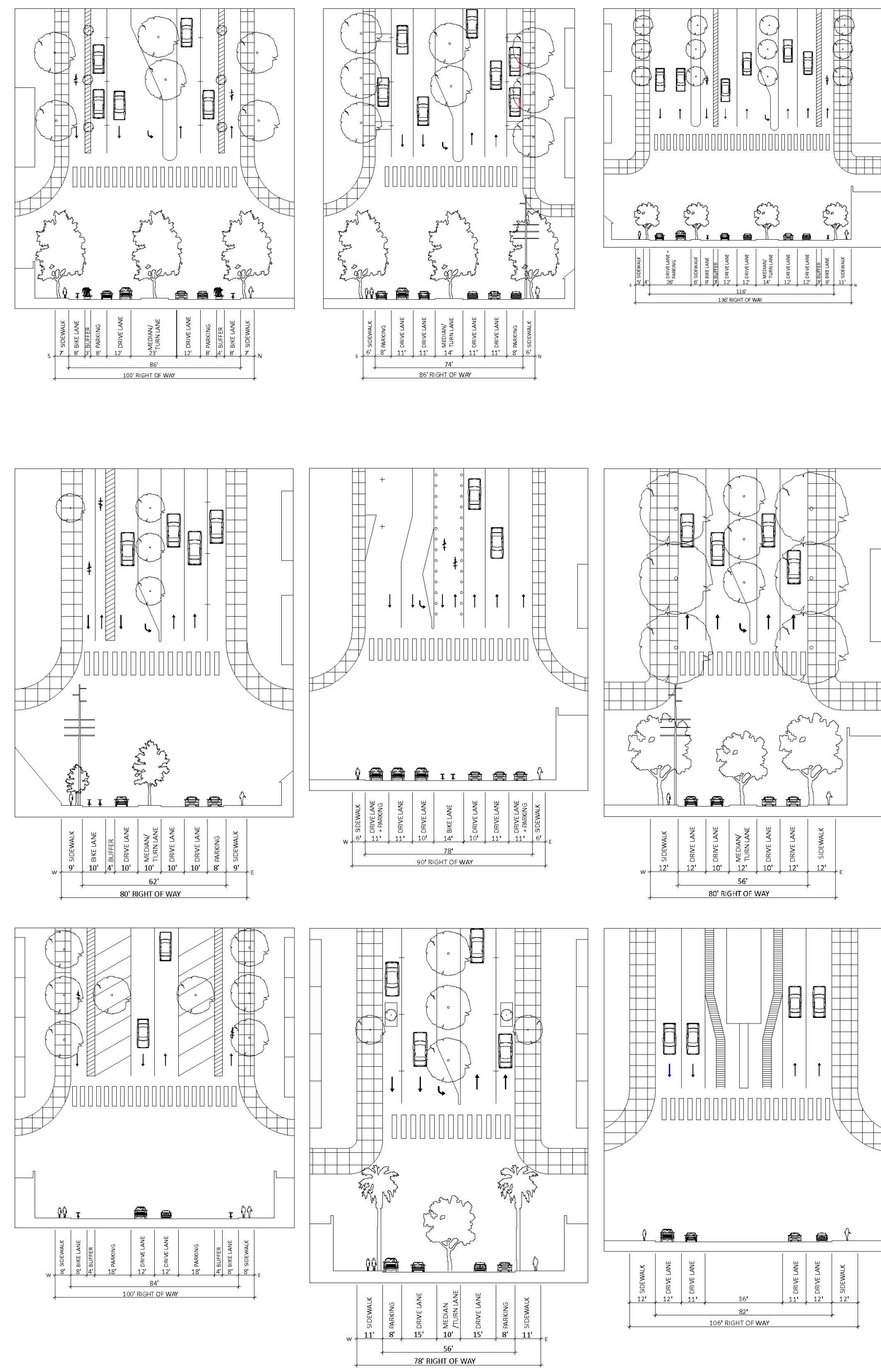
Day 3 Evening

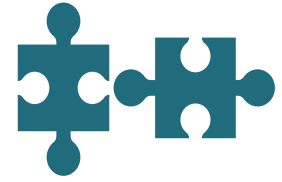
6-23-21



Public Realm

- MEDIAN TREE VASE/UMBRELLA FORM
- STREET TREE VERTICAL FORM
- MEDIAN TREE VASE FORM
- STREET TREE VASE FORM
- STREET TREE OVAL FORM
- STREET TREE UMBRELLA FORM
- STREET TREE OVAL FORM
- STREET TREE OVAL FORM



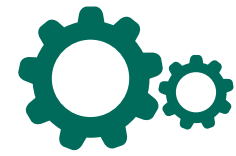


**Developable
Land**



**Community
Character**

**Montebello
Growth
Projection**



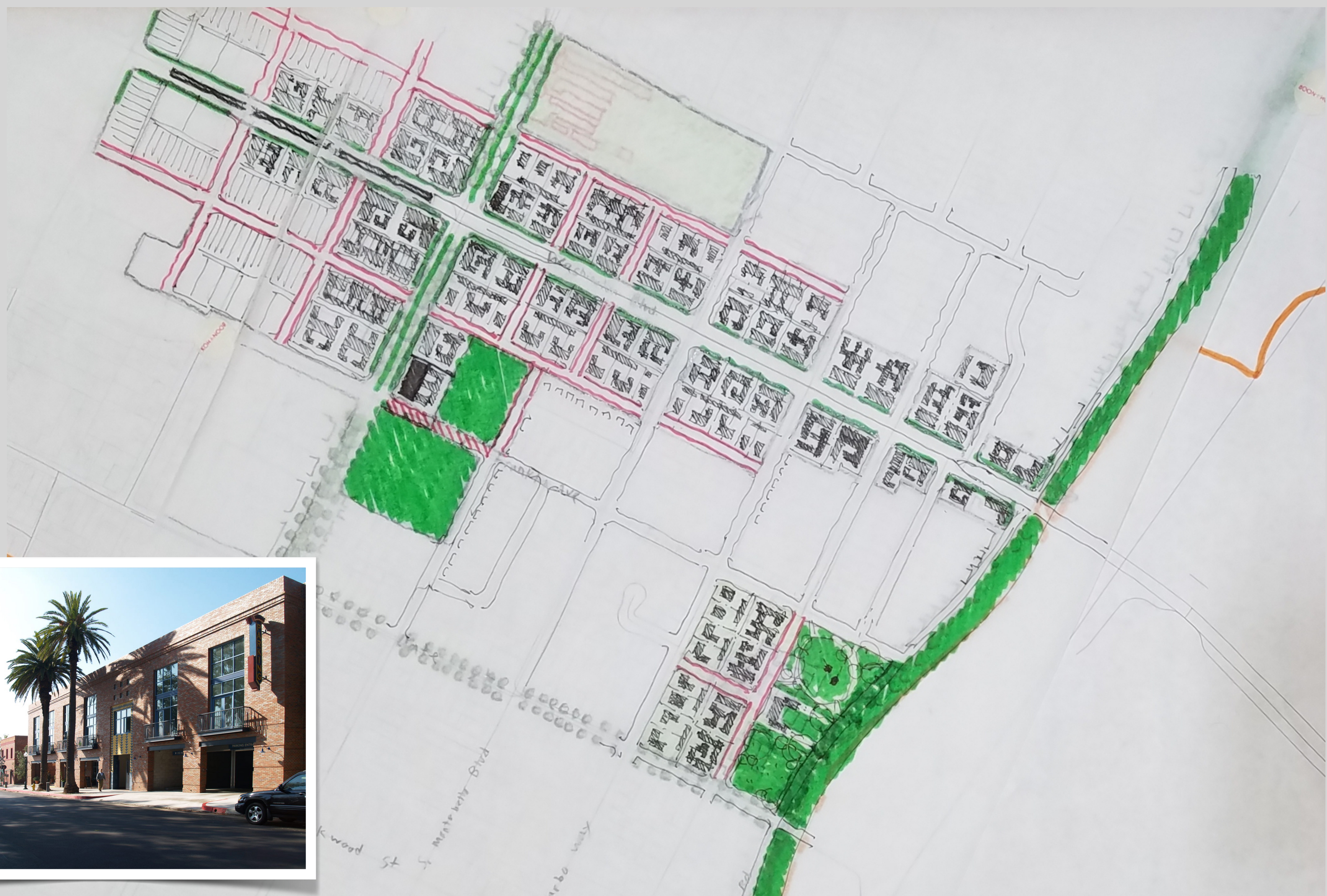
**Design, Financial
& Fiscal
Feasibility**



**Market
Demand**



Red 200 acres
Blue 95 acre
Total 304 acres















Route 60

Paramount Blvd.

N. Montebello Blvd.

New development



San Gabriel Blvd

KOH-I-NOOR



Monte bello Blvd.

Plaza Drive

KOH-I-NOOR

