



General Plan Update & Downtown Montebello Specific Plan

Chet Holifield Library

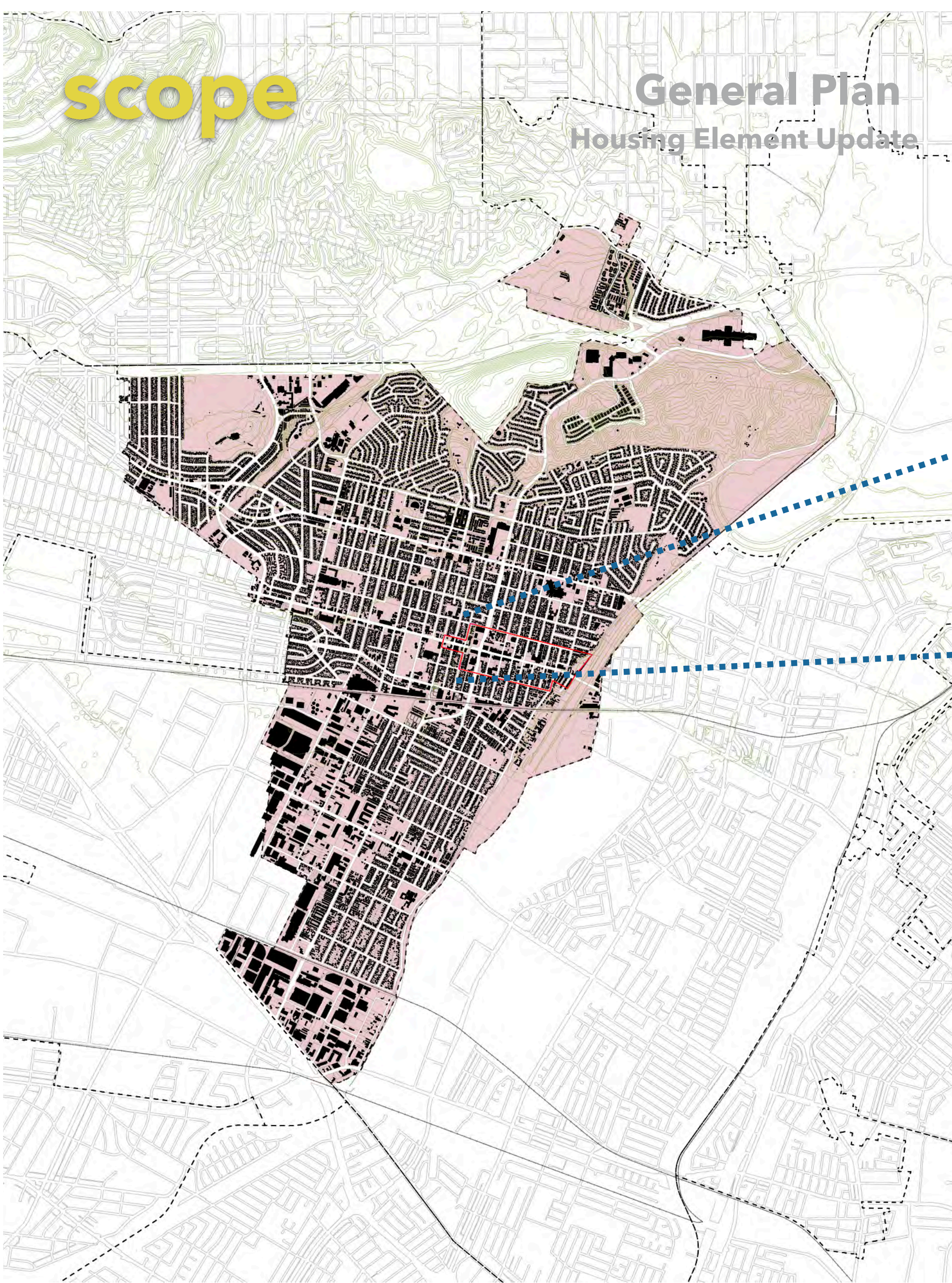
February 29, 2024

CITY OF **montebello**



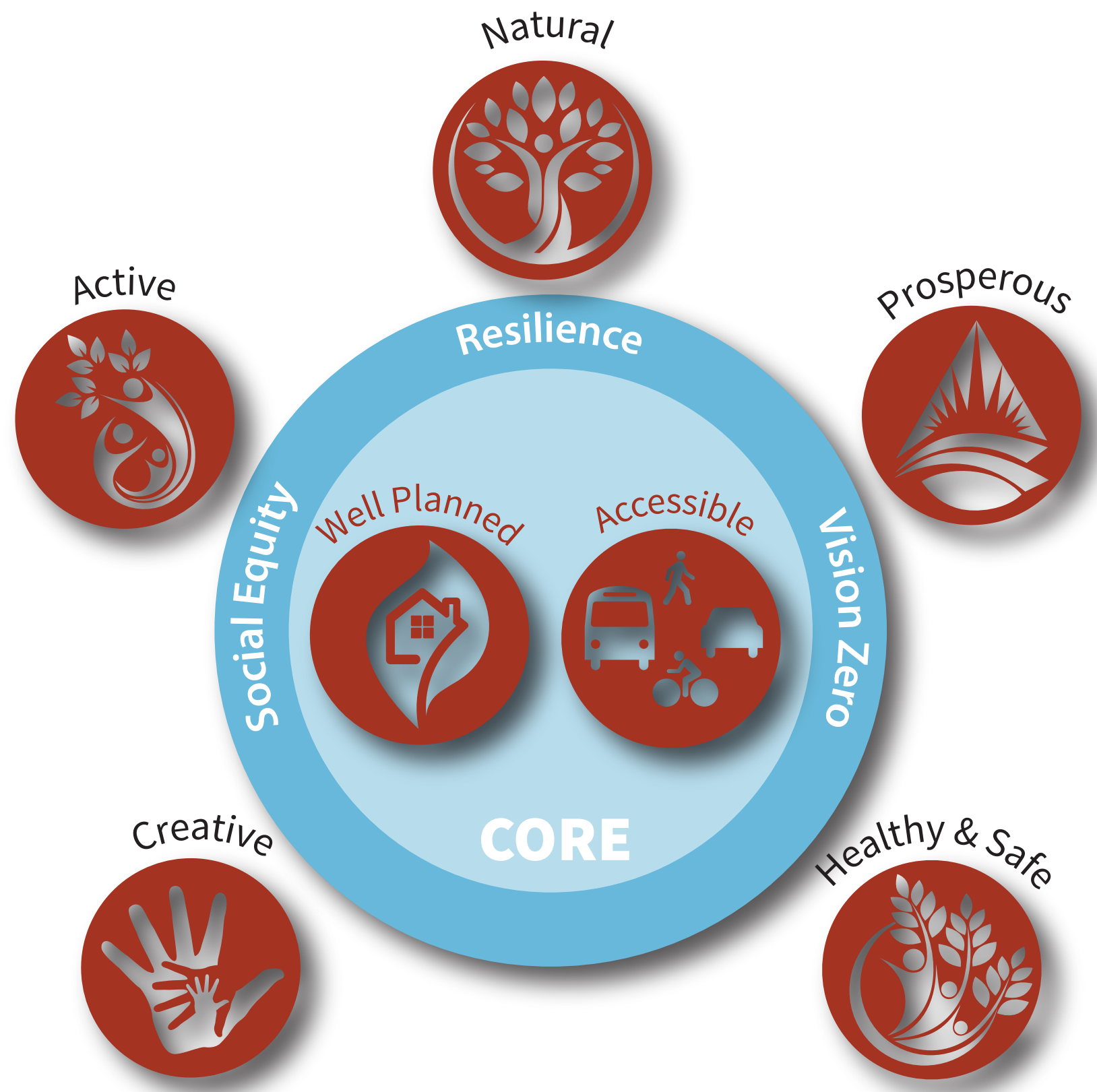
GENERAL PLAN UPDATE **2040**







General Plan & Downtown Specific Plan



integrated approach

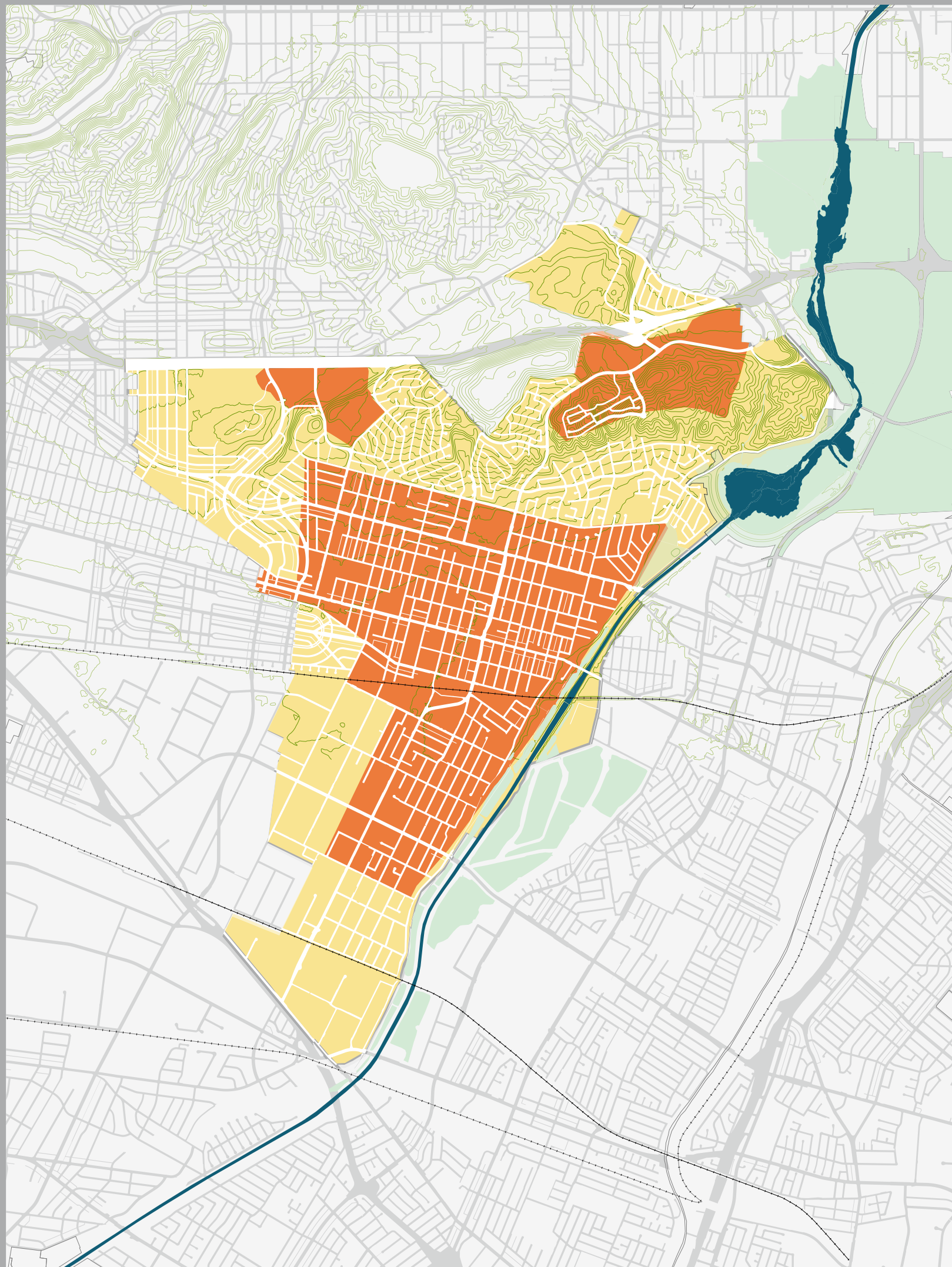
Housing Element Update



Vision based



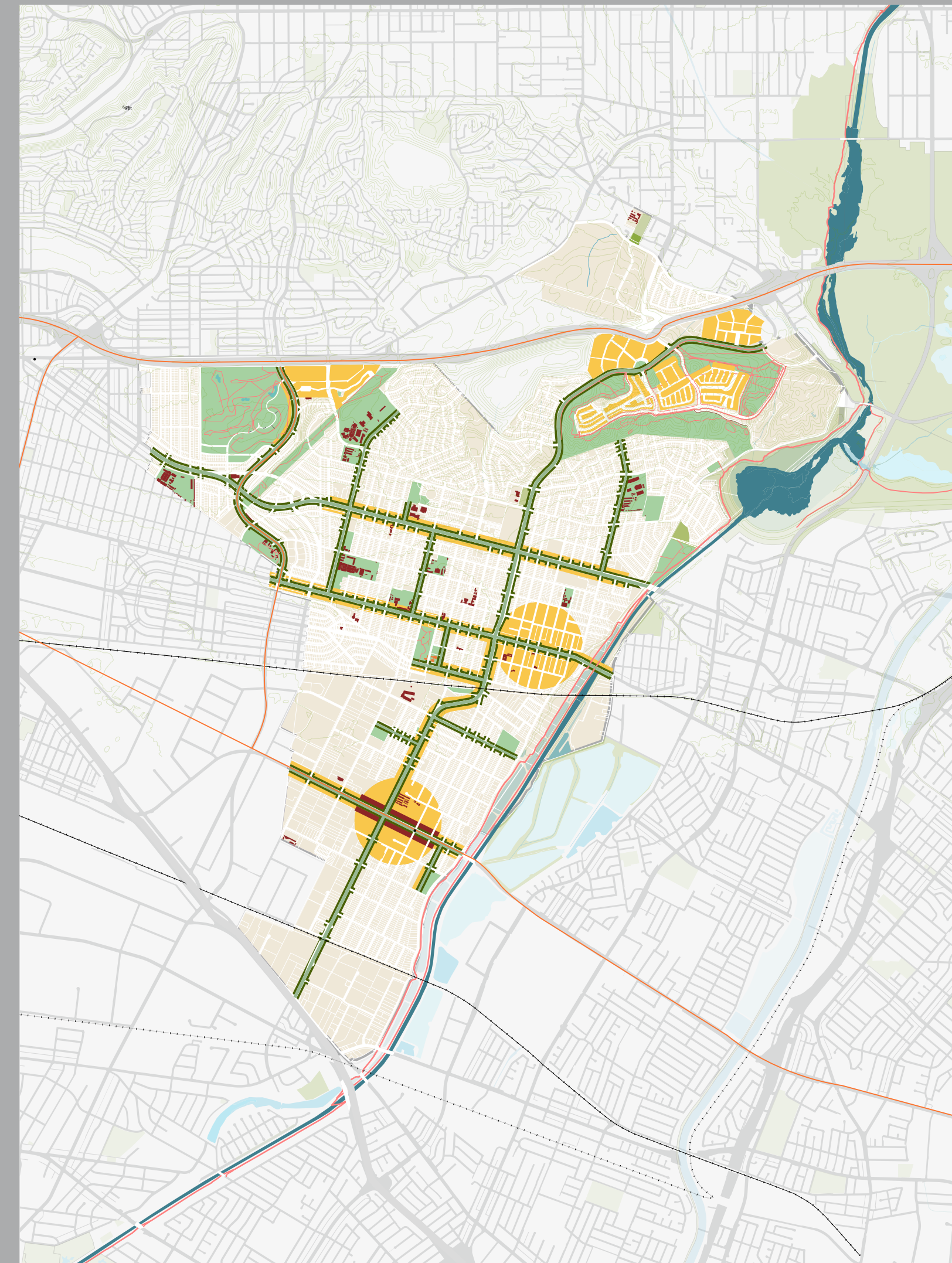
the Vision



Areas of Stability & Change

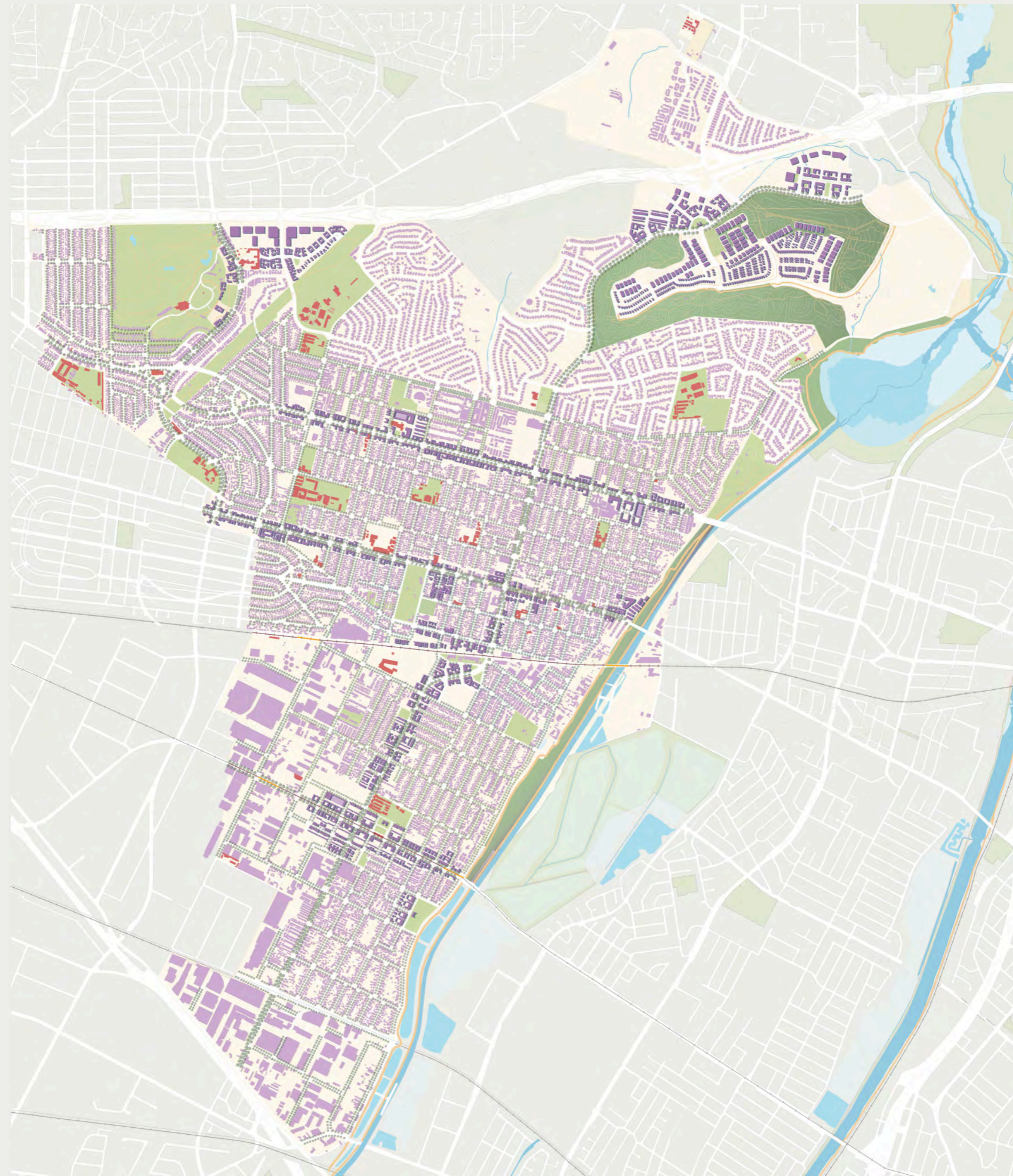
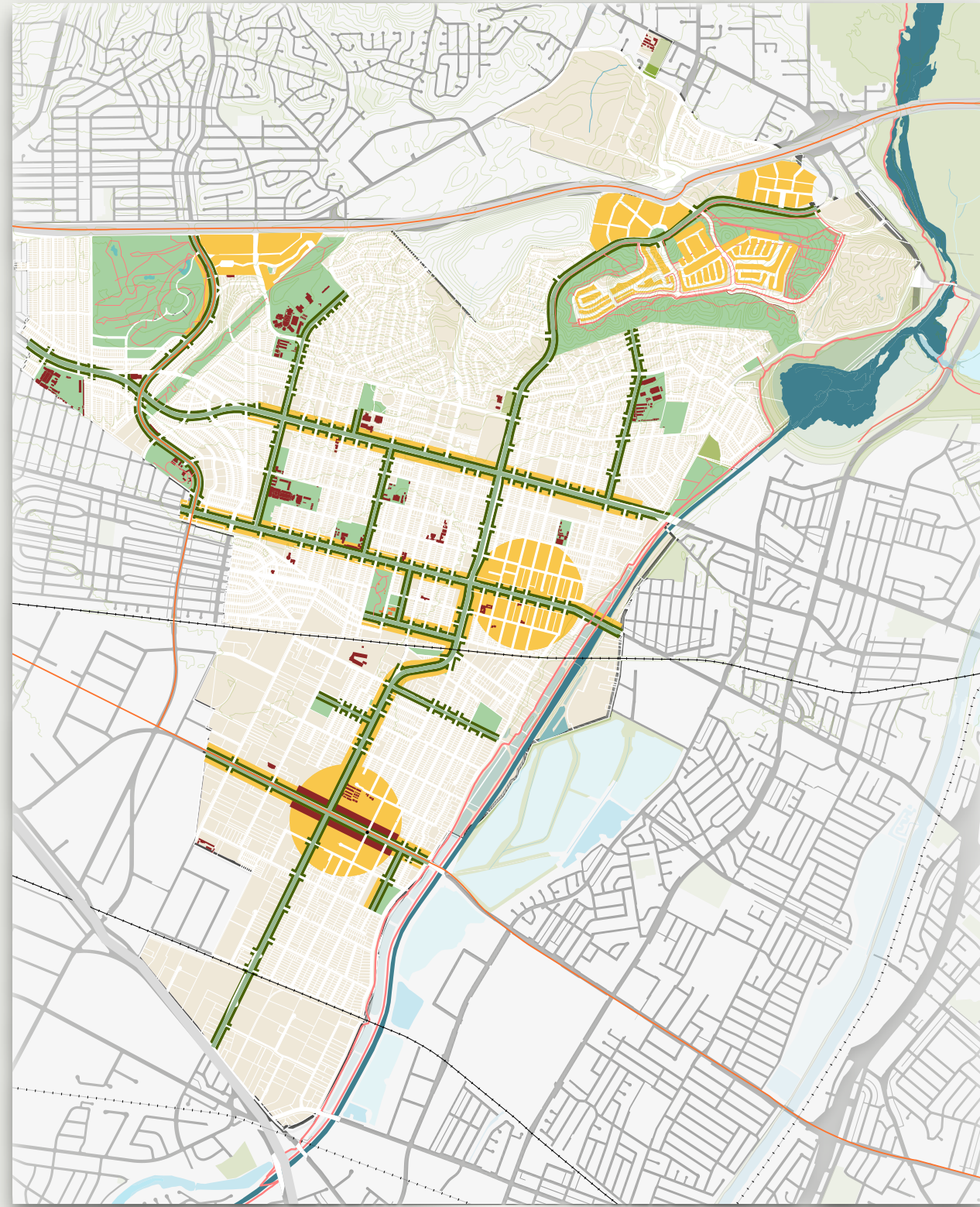


Green Infrastructure

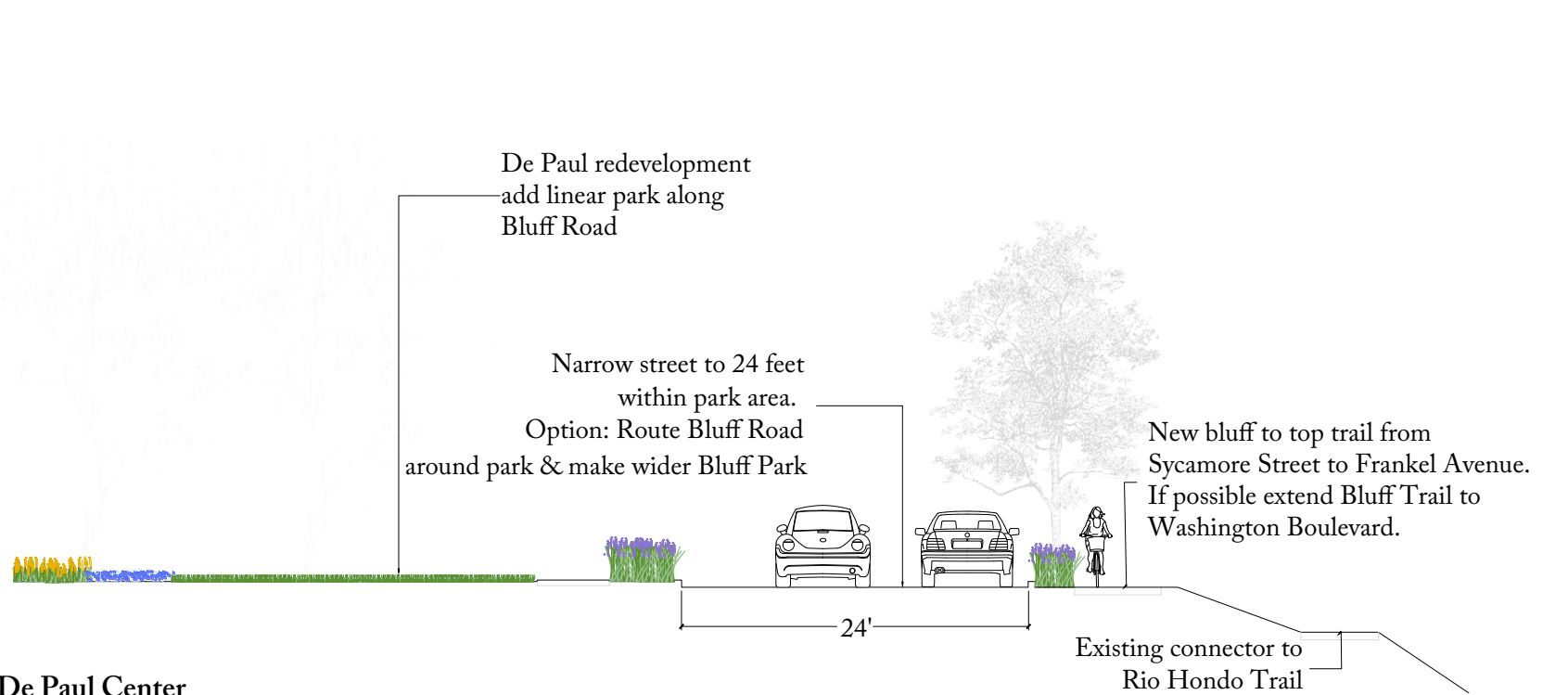
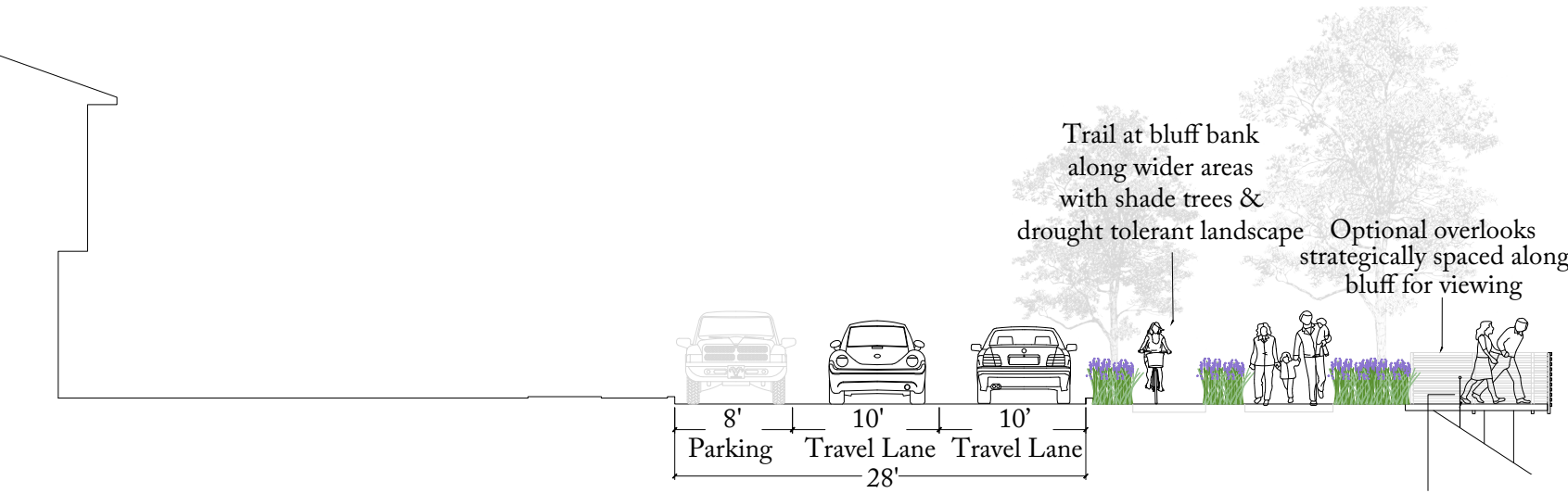
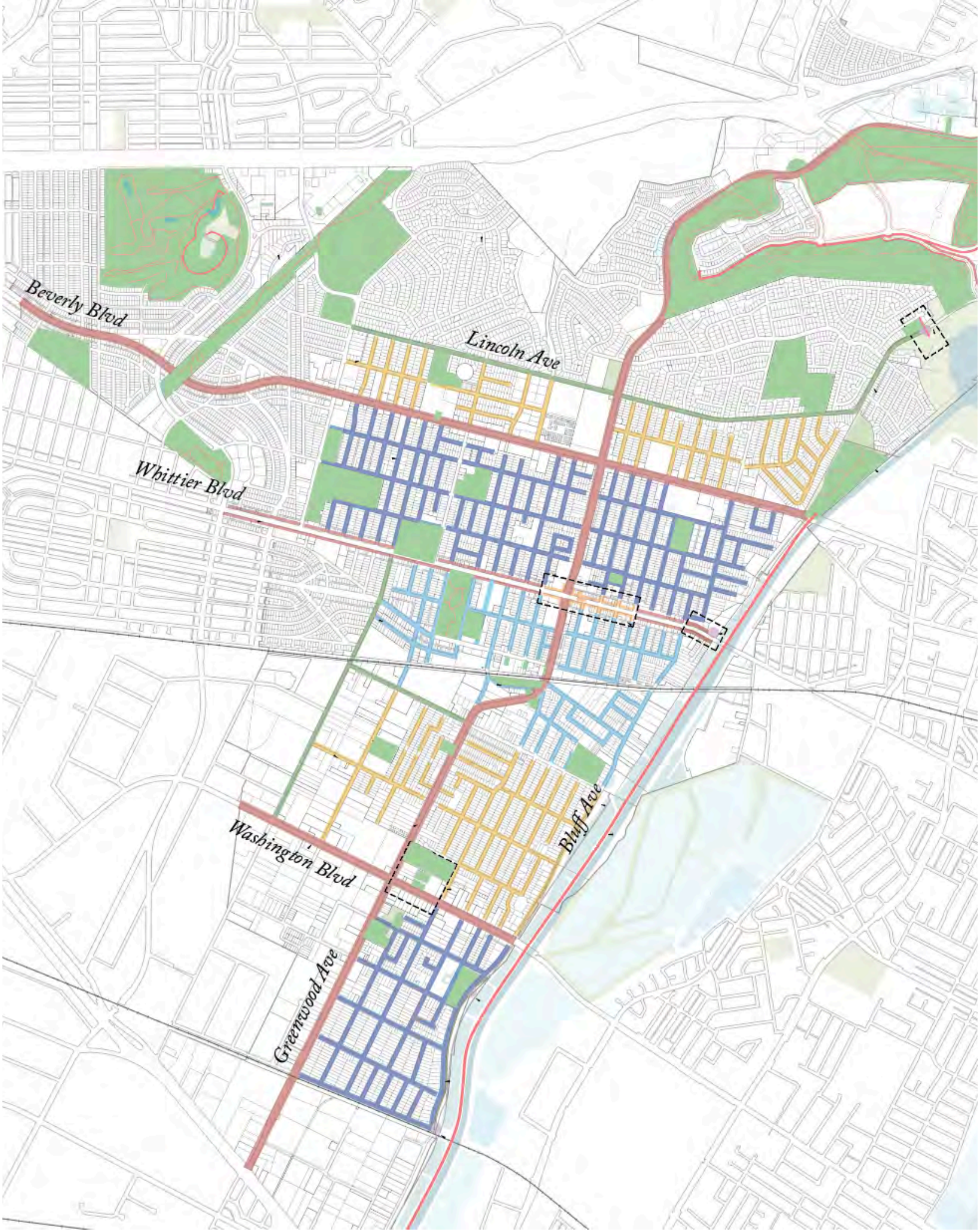


Neighborhood, Corridors & Centers

the Vision

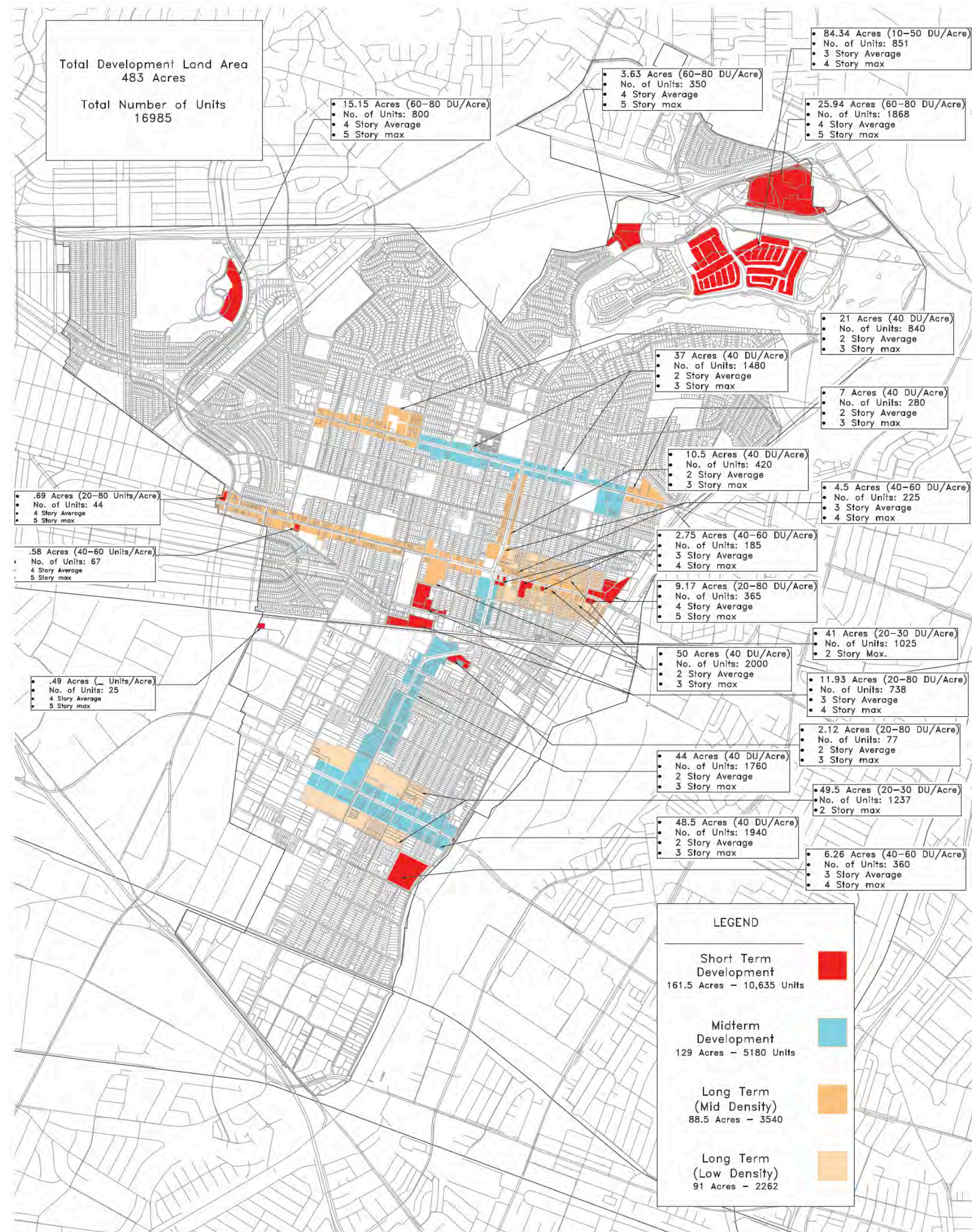


Green Infrastructure



At De Paul Center

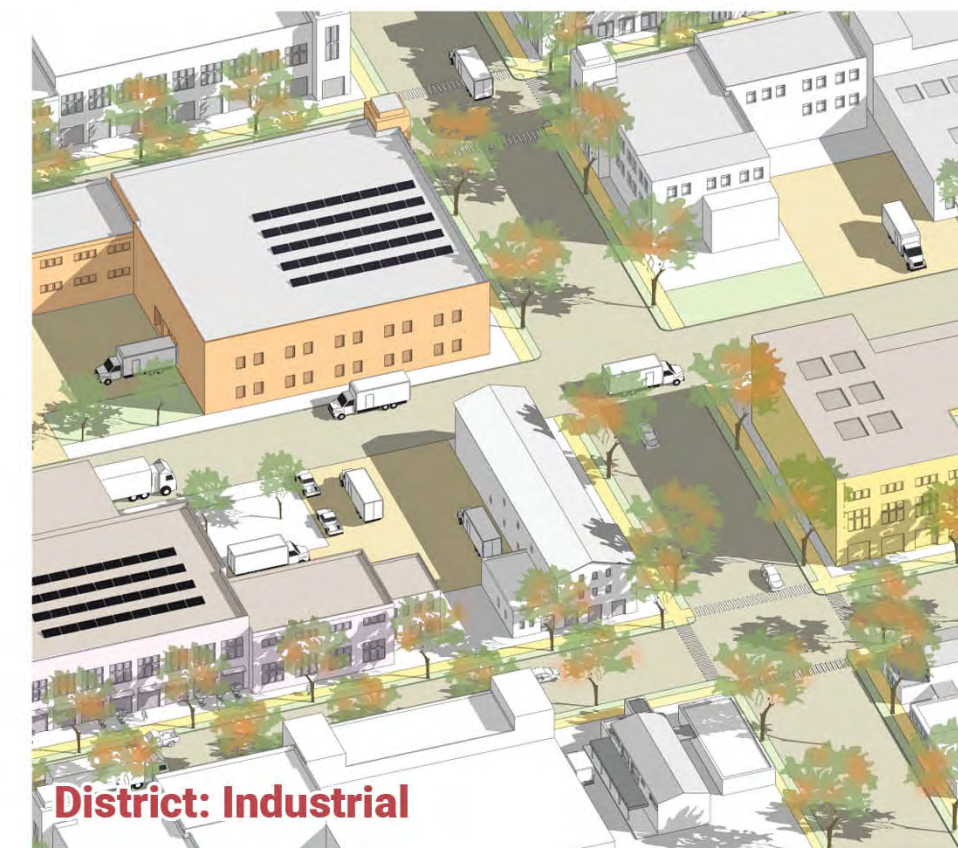
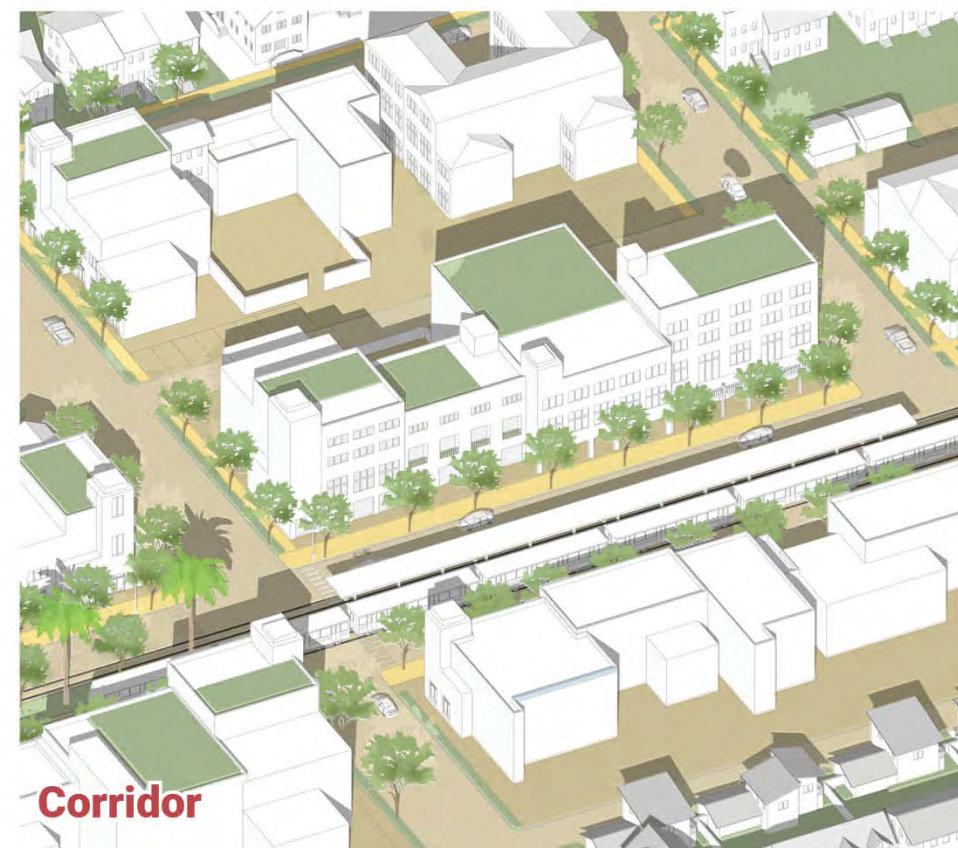
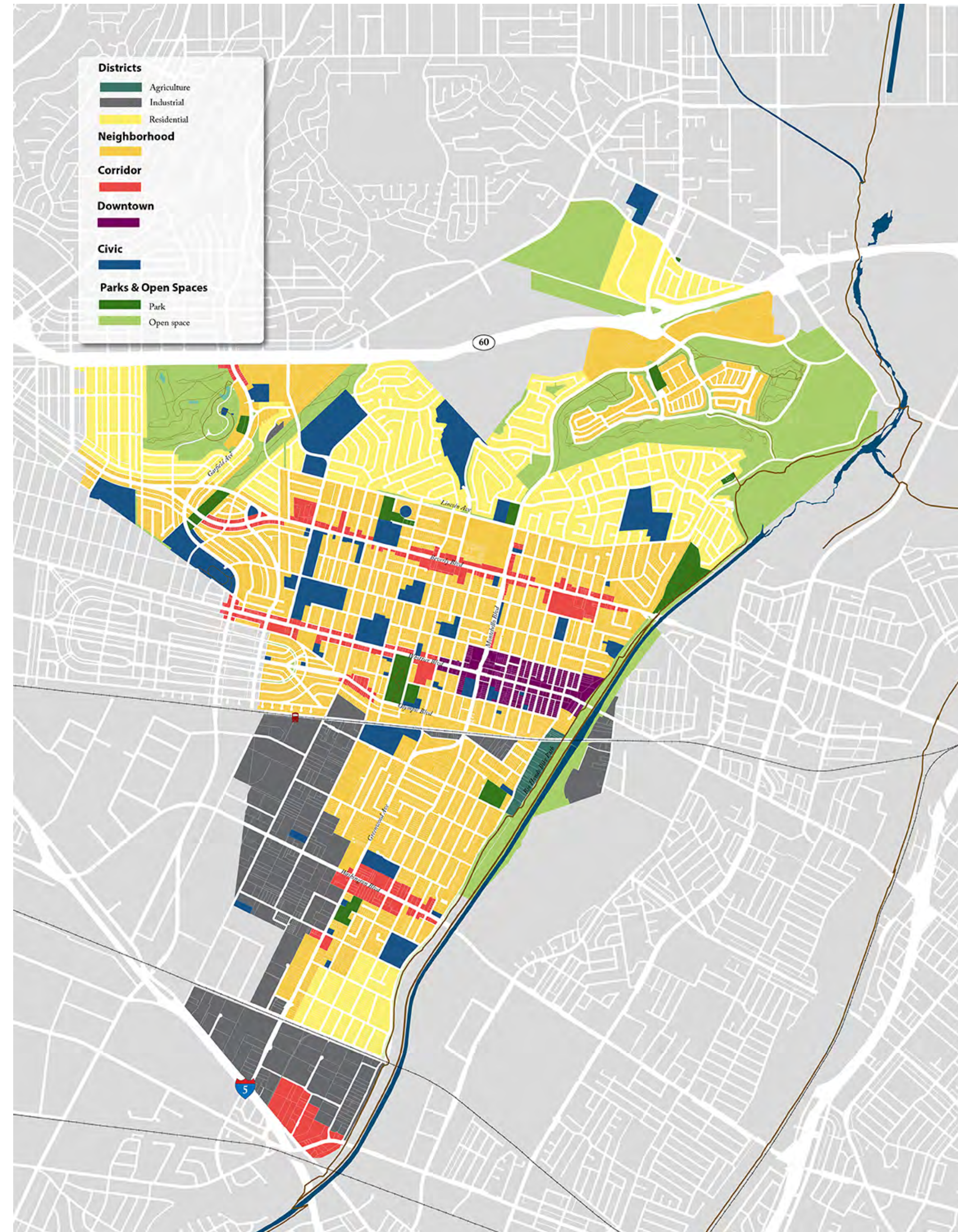
General Plan







Place Type	Residential (units)	Non-residential	
		Commerce (square feet)	Hotel Rooms
A Downtown	3,536	101,059	
B Corridors			
1 Whittier Boulevard	356	53,579	
2 Beverly Boulevard	2,600	87,556	
3 Washington Boulevard	3,177	49,223	
4 Montebello/Greenwood Boulevard	2,257	16,553	
C Neighborhoods			
1 The Shops at Montebello	1,401	20,038	104
2 Metro Heights	1,798	25,700	
3 Montebello Town Center	332	4,792	
4 Garfield Ave (golf course)	499	6,970	
5 Along Olympic Boulevard	438	3,485	
6 De Paul Center	465	0	
Total	16,893 units	368,955 square feet	104 rooms

Land Use Plan

Land Use Categories



Downtown

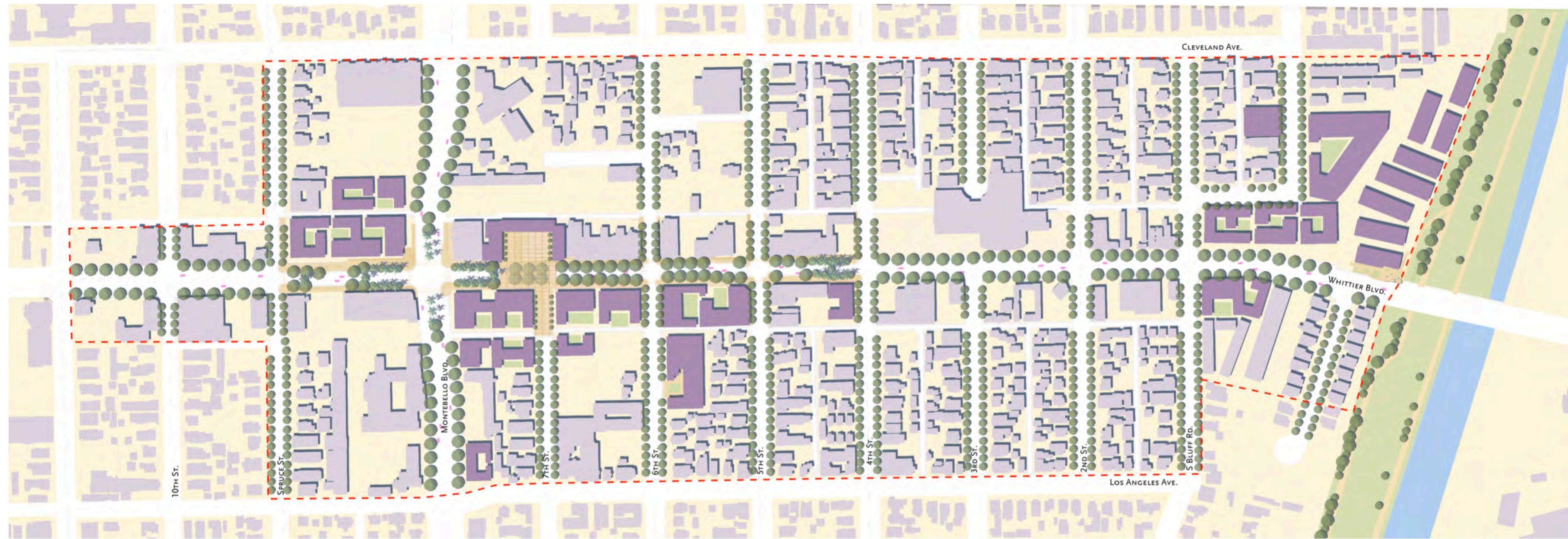
-  Downtown Specific Plan Area
-  Downtown Core
-  Downtown Center Plaza
-  Civic buildings

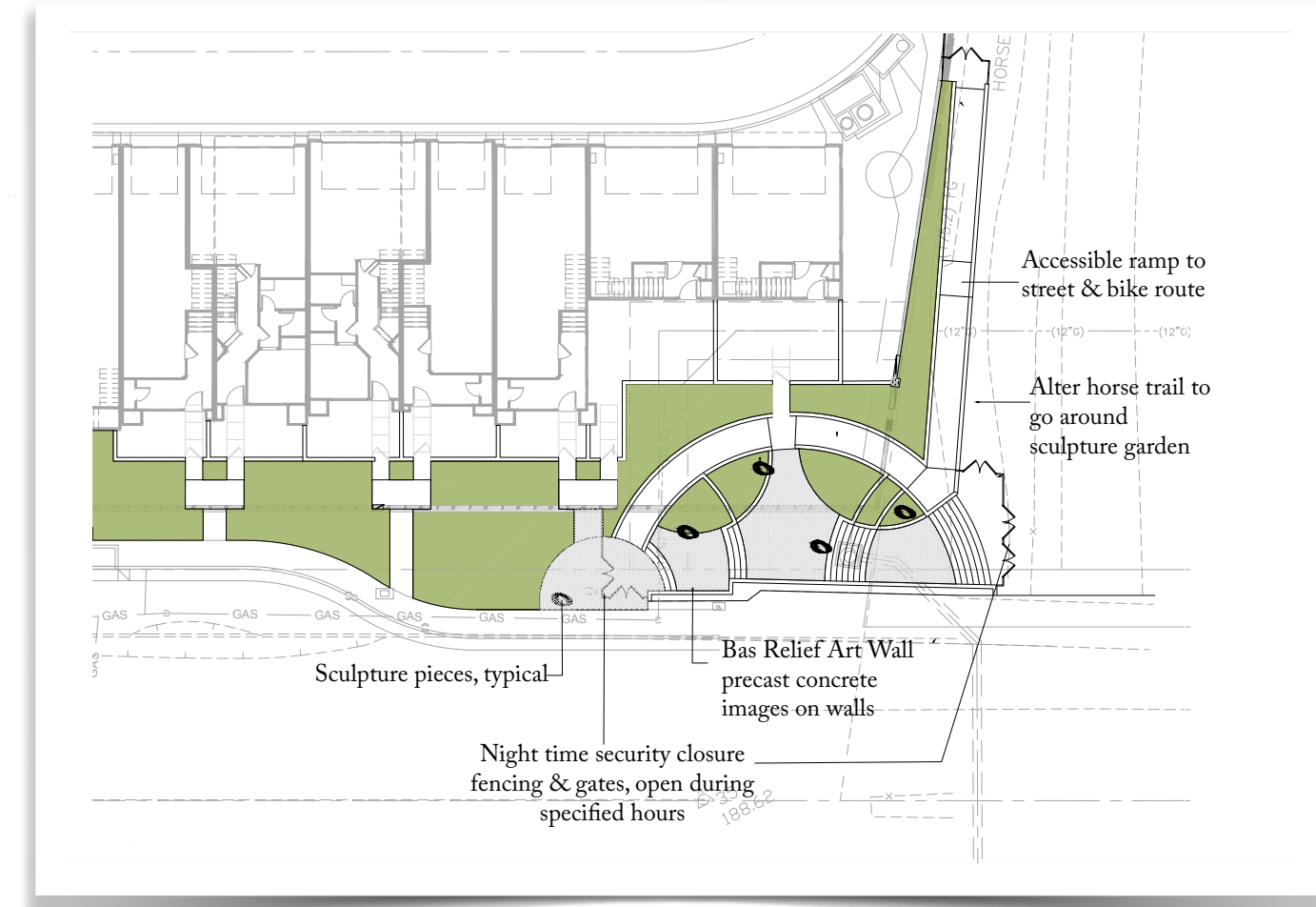
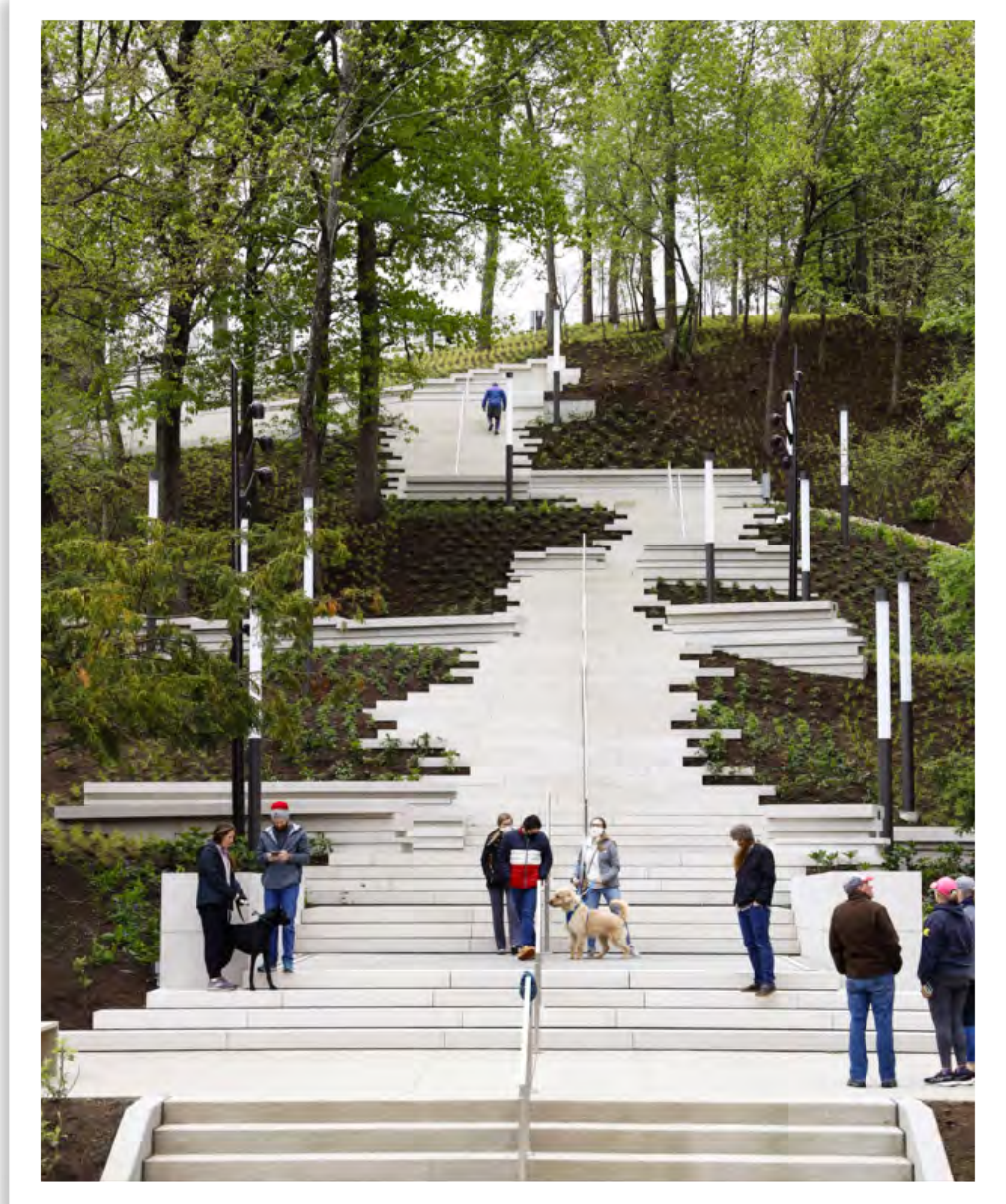
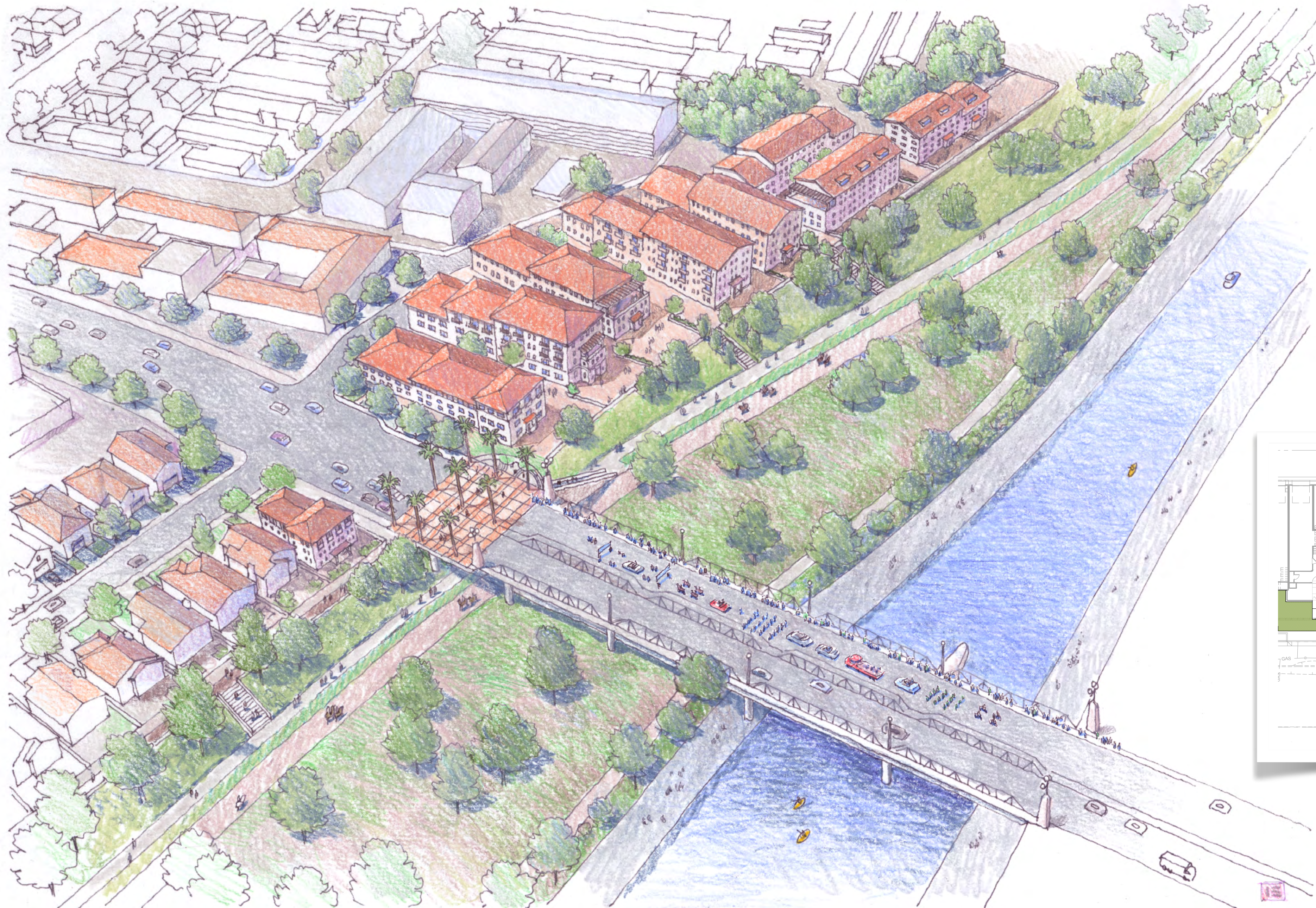




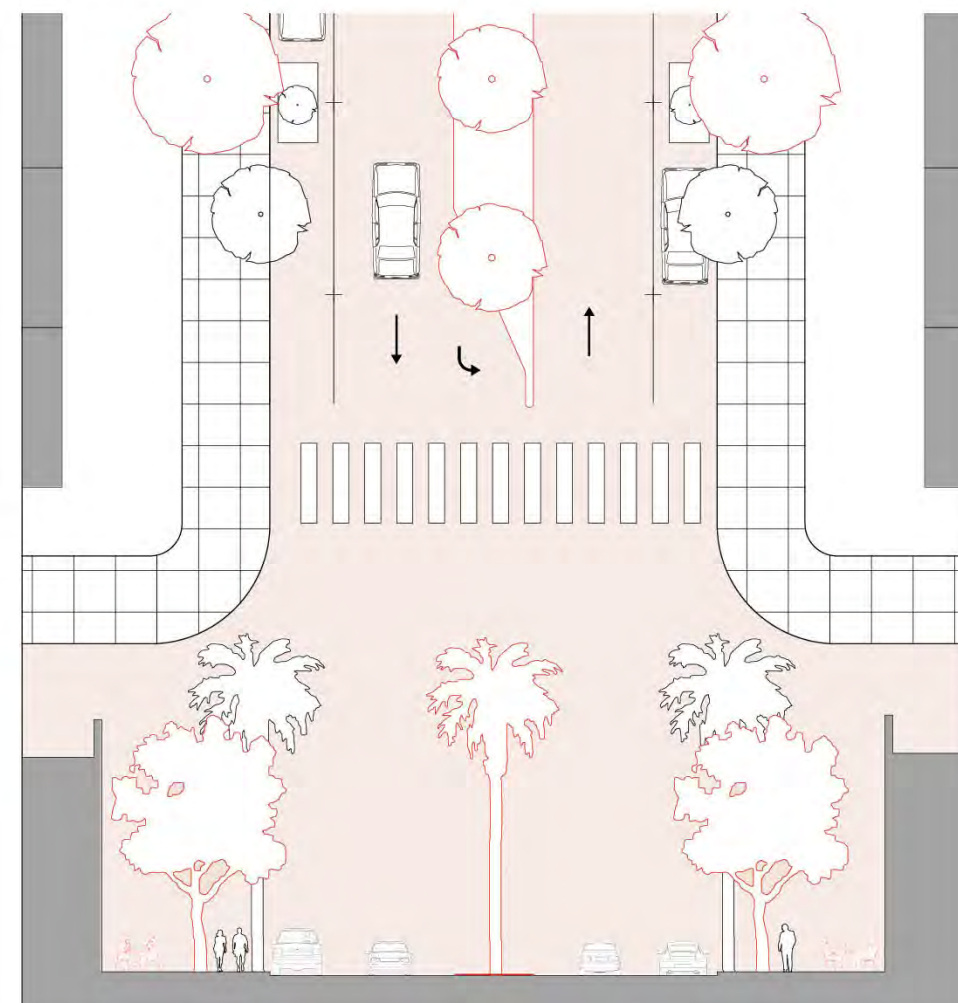
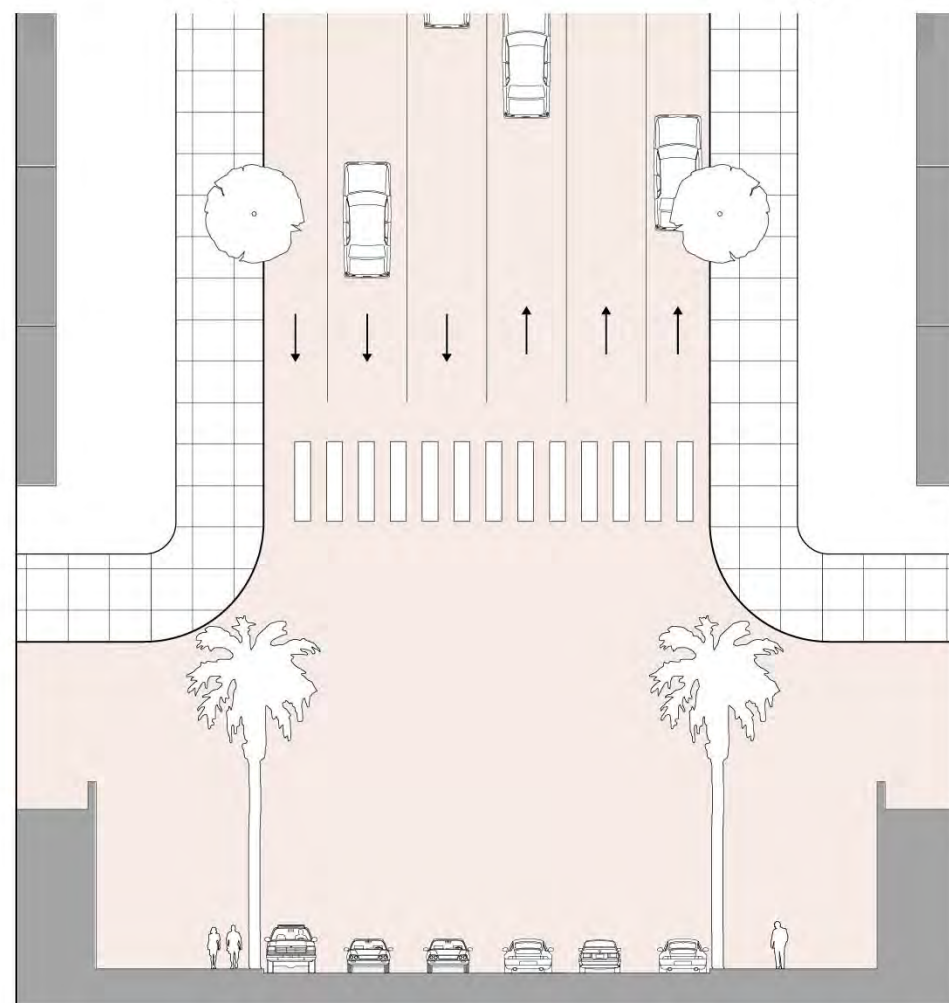
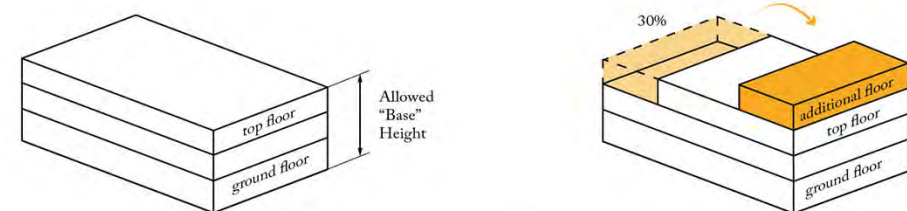
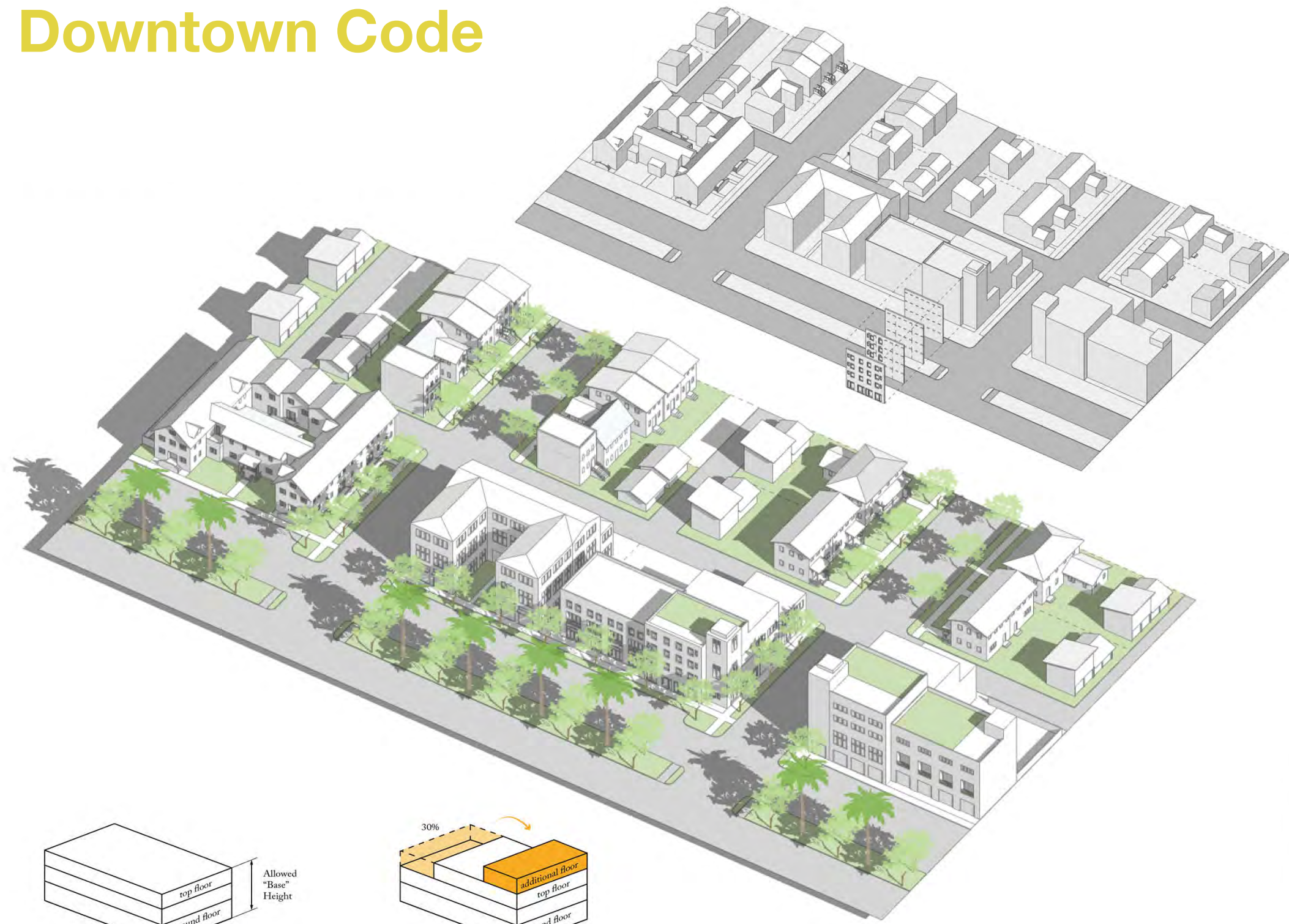
“ City of Flowers



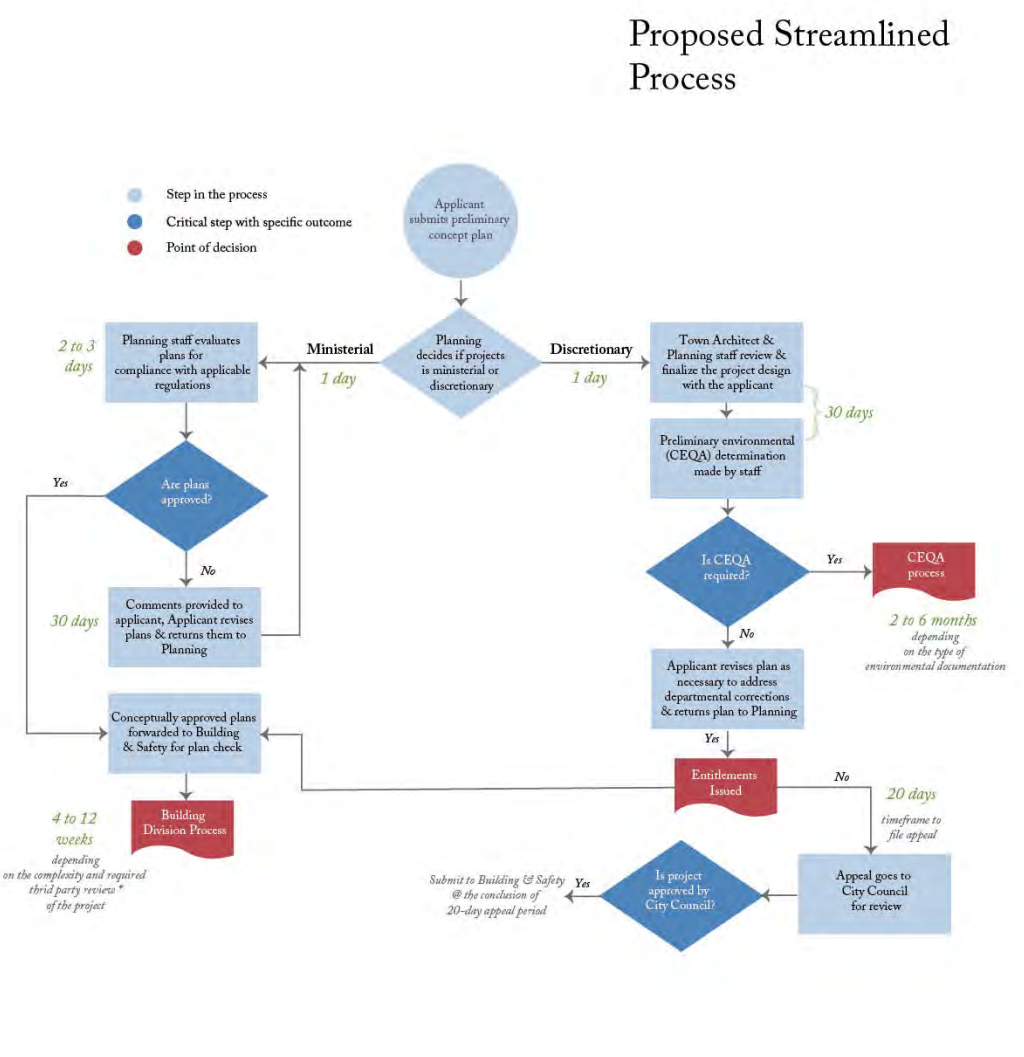
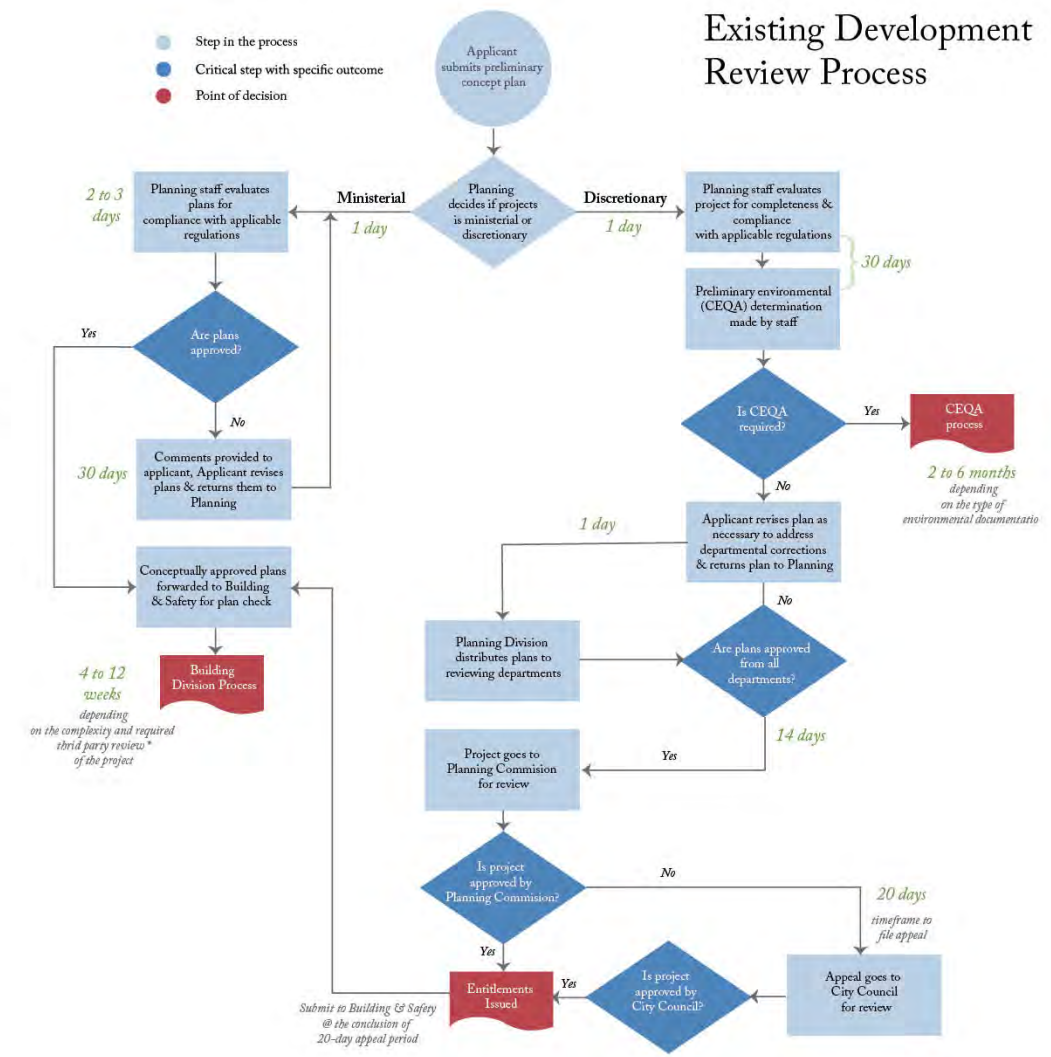




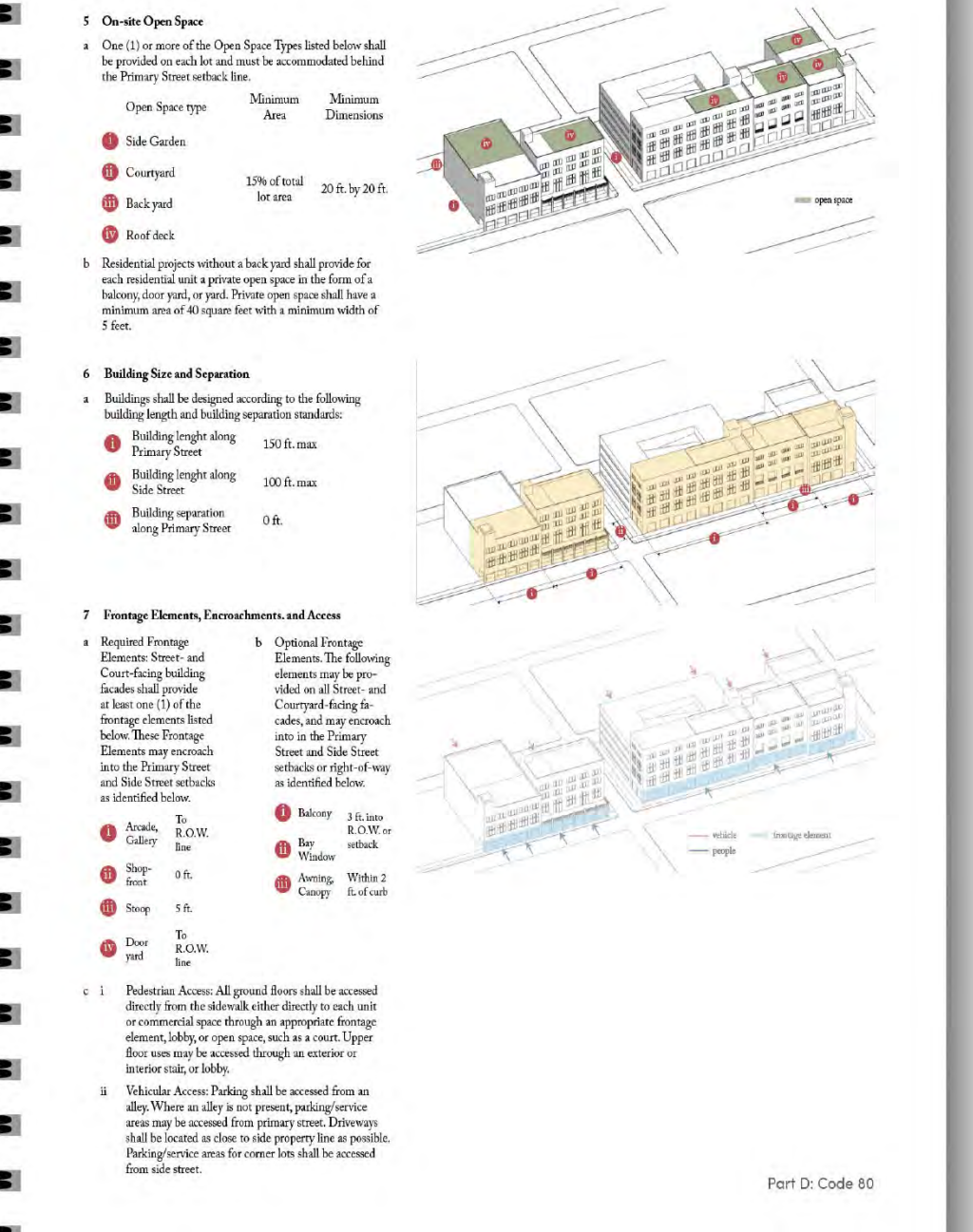
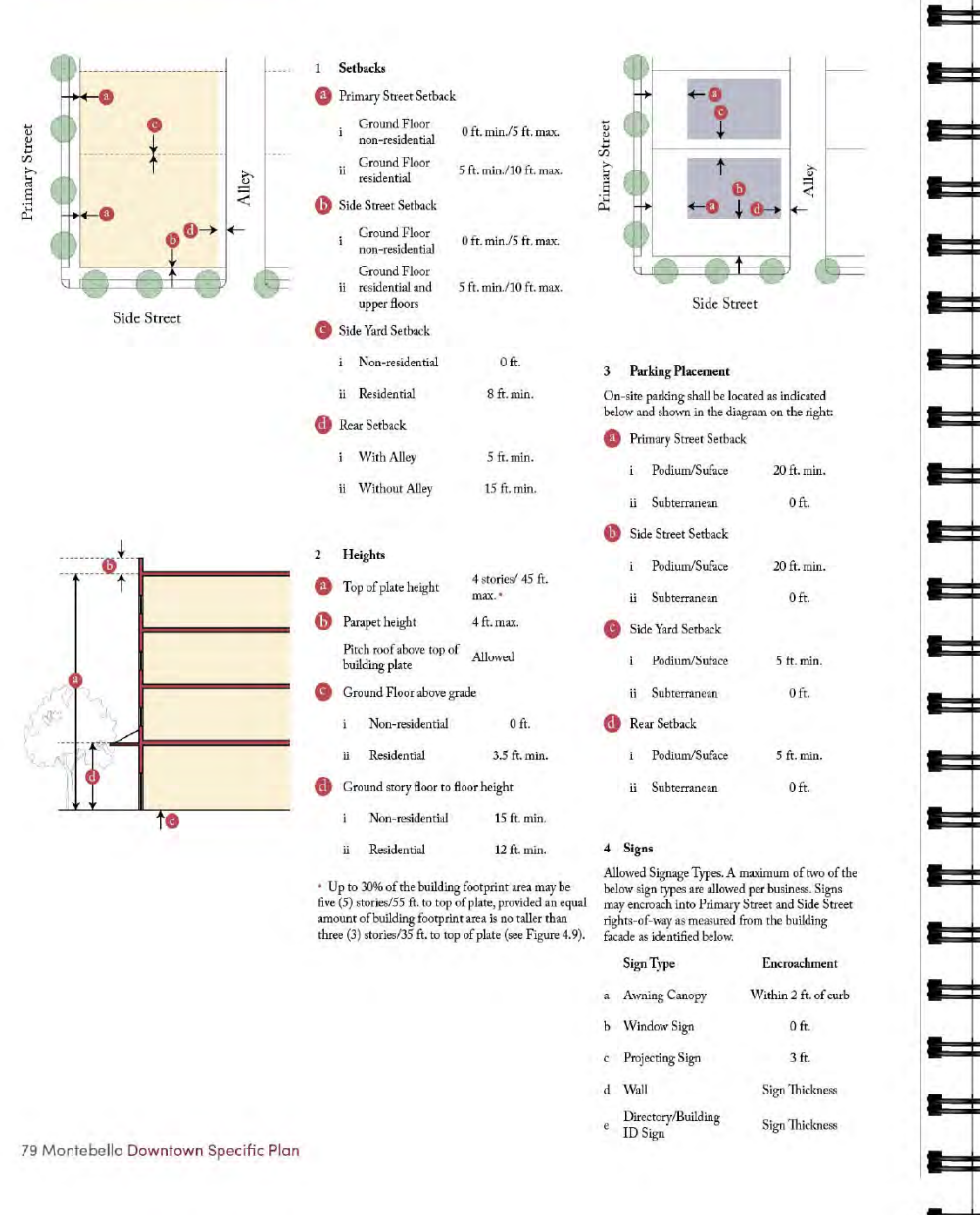
Downtown Code



Existing (left) and Proposed (right) Whittier Boulevard



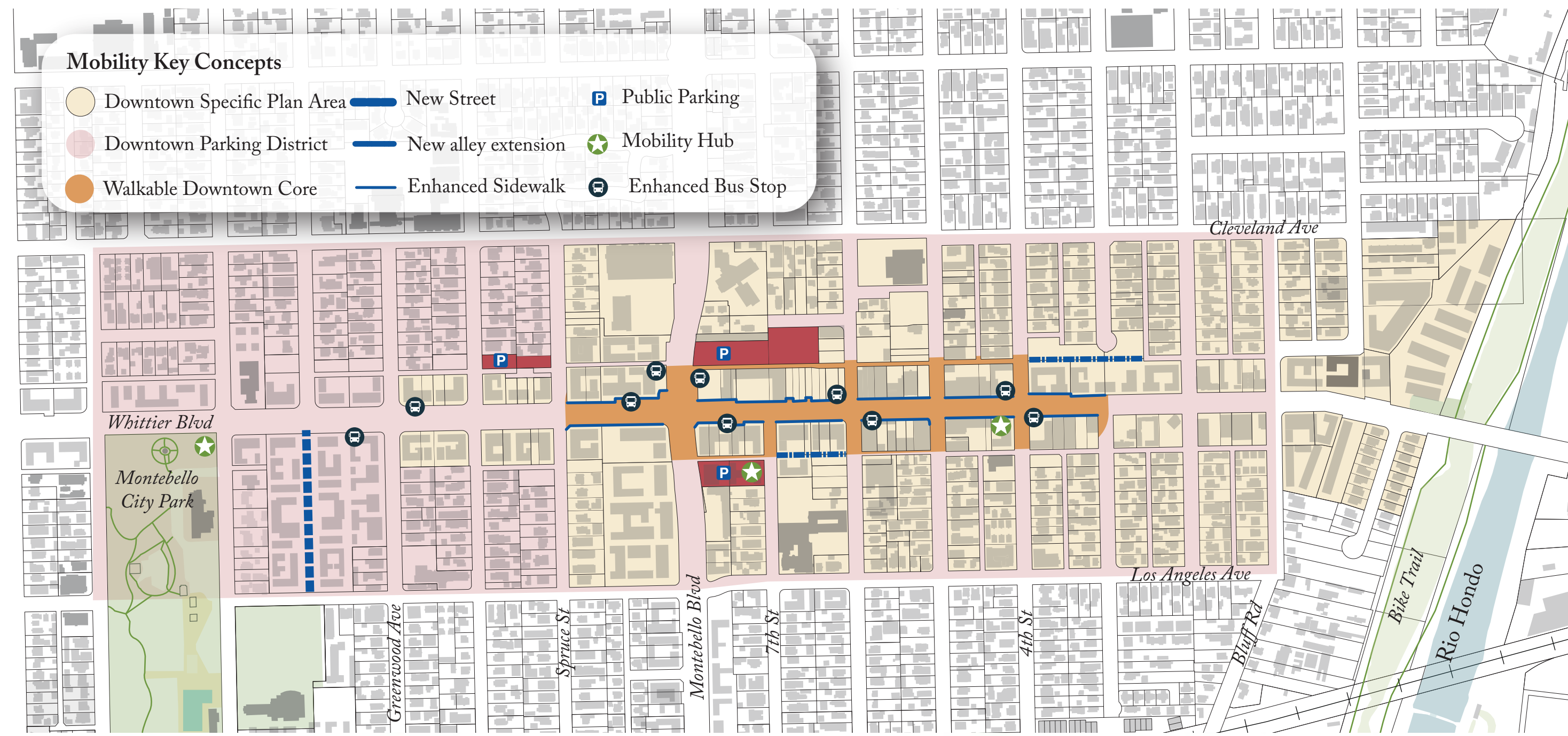
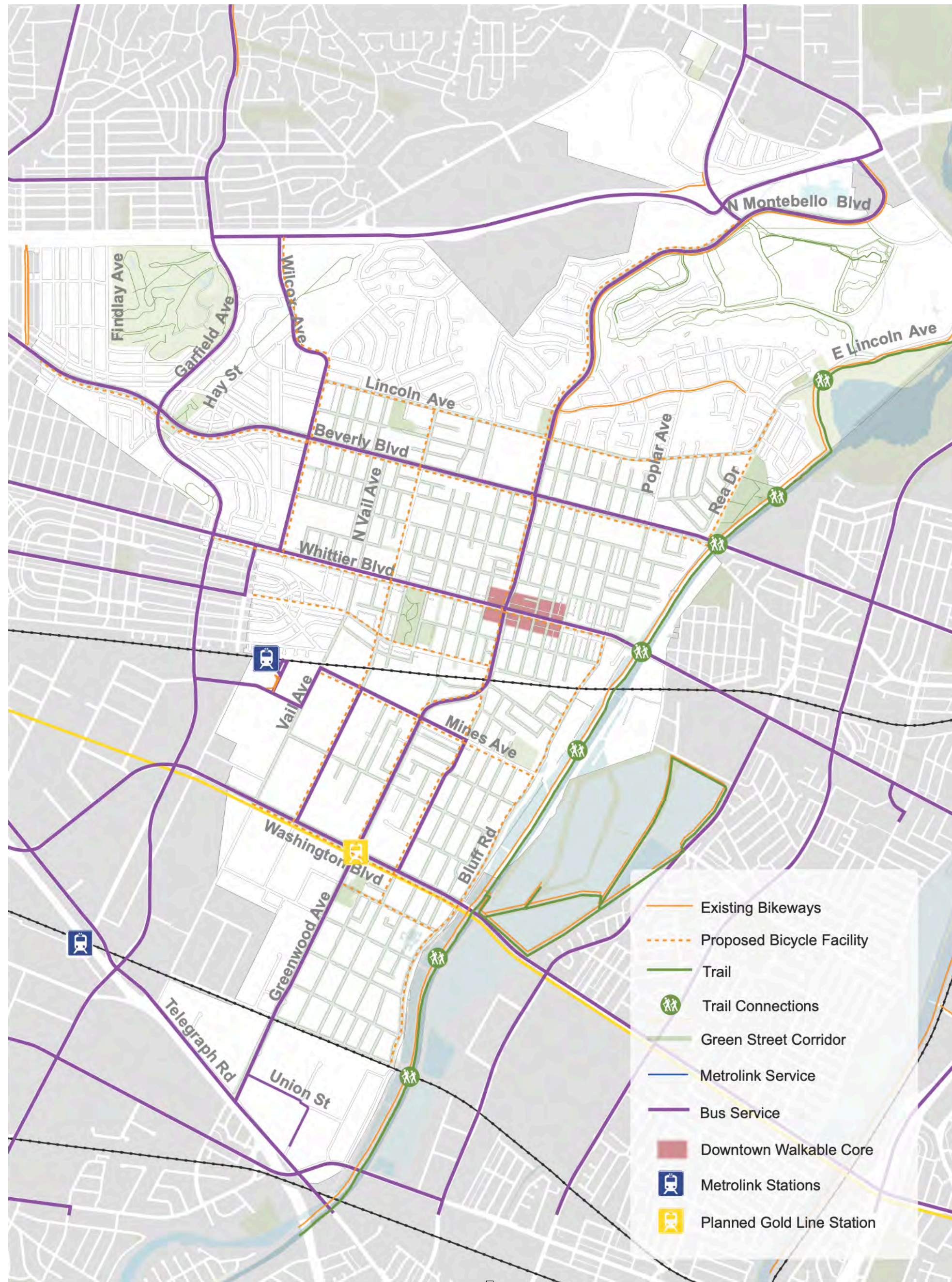
4.4D Downtown Core



Washington Boulevard



Mobility



Mobility Key Concepts

- Downtown Specific Plan Area
- Downtown Parking District
- Walkable Downtown Core
- New Street
- New alley extension
- Enhanced Sidewalk
- Public Parking
- Mobility Hub
- Enhanced Bus Stop

Additional Mobility Key Concepts

- Parallel Parking
- Bikeshare
- Information Kiosk
- Bike Racks
- Scooter Share
- Rideshare
- Transit Stop
- Carshare
- Parallel Parking





Creative Prosperity
Cultural Tourism
Education for Creativity
Cultural Equity
Historic Preservation
Public Art
Capacity & Leadership



Housing Development

Potential Added Value

Short-term
+ \$3.1 B

Longterm (Mid Density)
+ \$0.8 B

Midterm
+ \$1.2 B

Longterm (Low Density)
+ \$0.6 B

\$5.7 B

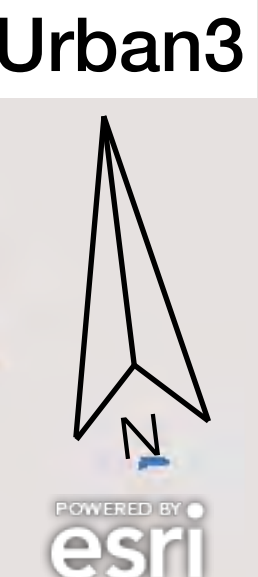
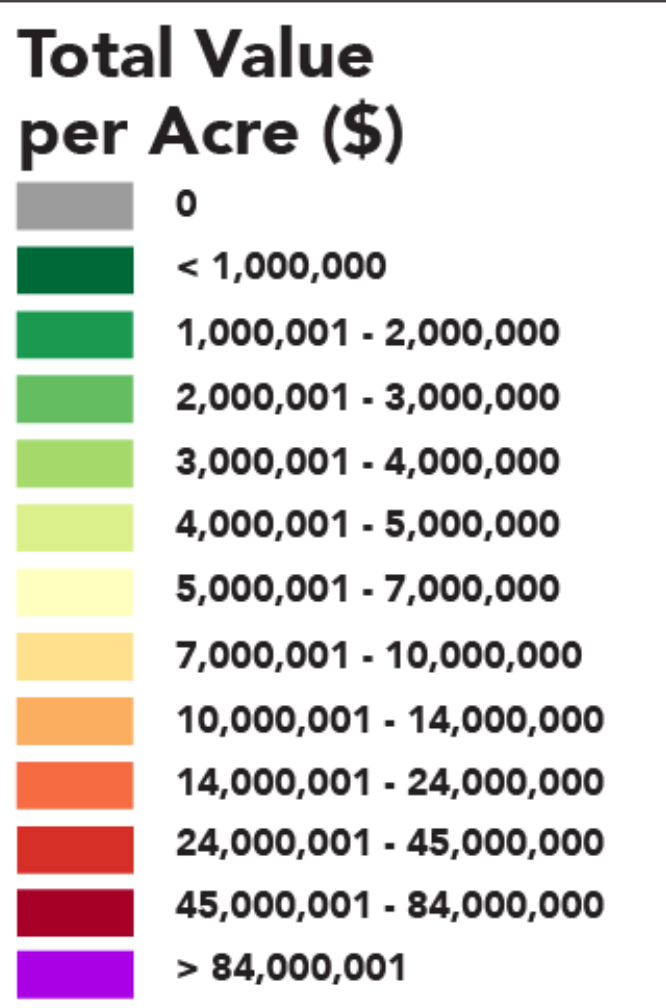
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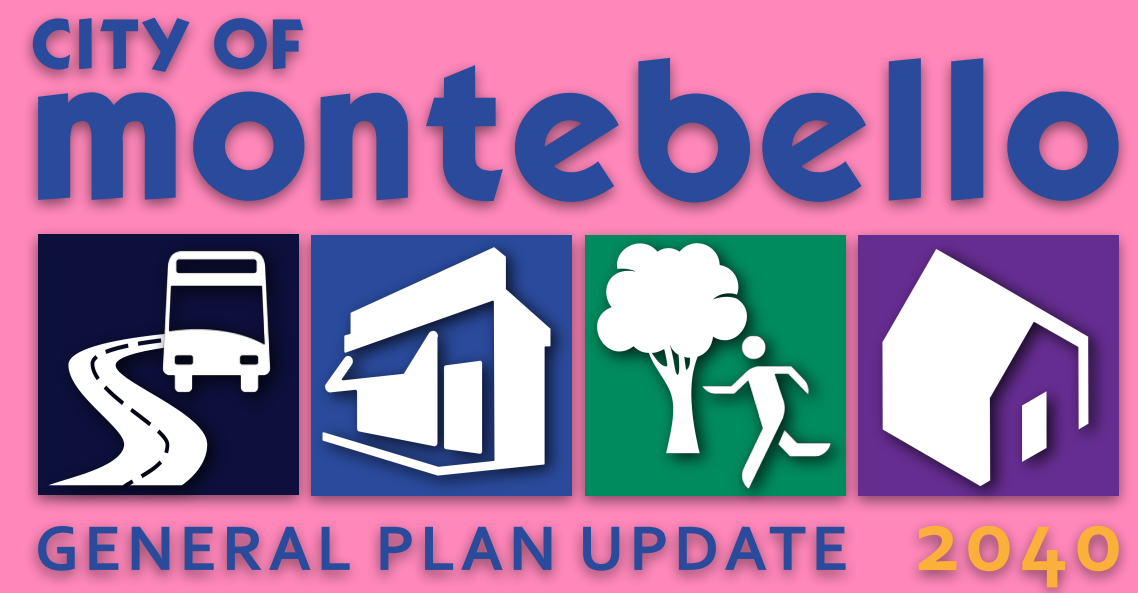
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Rio Hondo Channel

Rosemead Blvd

San Gabriel River





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