

Project Title: Cerritos Station
Transit Oriented District
Location: City of Cerritos, Los
Angeles County
Timeframe: 2012-2013
Project Partners: City of Cerritos



Project Services

- Land-Use Planning
- Development Phasing
Scheduling
- Project Feasibility Assessment

The City of Cerritos and Compass Blueprint developed this Transit Oriented District to provide direction to the City for future public investments, private development, and community action surrounding a potential future rail station in the post redevelopment era.

Goals:

- Create a compact, mixed-use environment by redeveloping large parking lots and older commercial areas with strong pedestrian and bicycle links between uses and to the station
- Provide a park-like atmosphere and public spaces for activity
- Develop 183rd Street as a potential attractive corridor with a vibrant mix of horizontal and vertical mixed uses within close proximity to the station.

Using existing assets such as the Los Cerritos Center, Cerritos Auto Square, and other commercial centers, the project area explores the potential of creating a vibrant, multi-modal, and pedestrian-friendly commercial area, with opportunities for medium to high density residential housing. The project would support the improved performance of existing regional centers, while attracting new development to ensure the economic growth of Cerritos by providing the City with direction for future public investment, private development and community action.

Results:

- 106 acre Study Site
- Developed three alternatives: Urban Village, Los Cerritos Esplanade, and Entertainment/Recreational. The preferred alternative combines design features/ideas from Urban Village and Los Cerritos Esplanade.
- Recommendations:

- Convert 183rd Street into a “Main Street” with wide sidewalks, double row of trees, new bus shelters and buildings close to the sidewalk with retail entrances, shops windows and outdoor dining at ground level.
- Provide a large central gathering space i.e. Cerritos Commons on the south side of 183rd Street in front of the Sears Department store encircled with new retail, restaurants and entertainment uses.
- Provide a direct pedestrian, bicycle and shuttle connection connecting the second level of Sears to the proposed transit station at Studebaker Road, i.e. Los Cerritos Esplanade.
- Provide a landscaped Multi-use Path along Gridley Road within the existing setback area of the Los Cerritos Center.
- Identified various potential funding sources for the project.