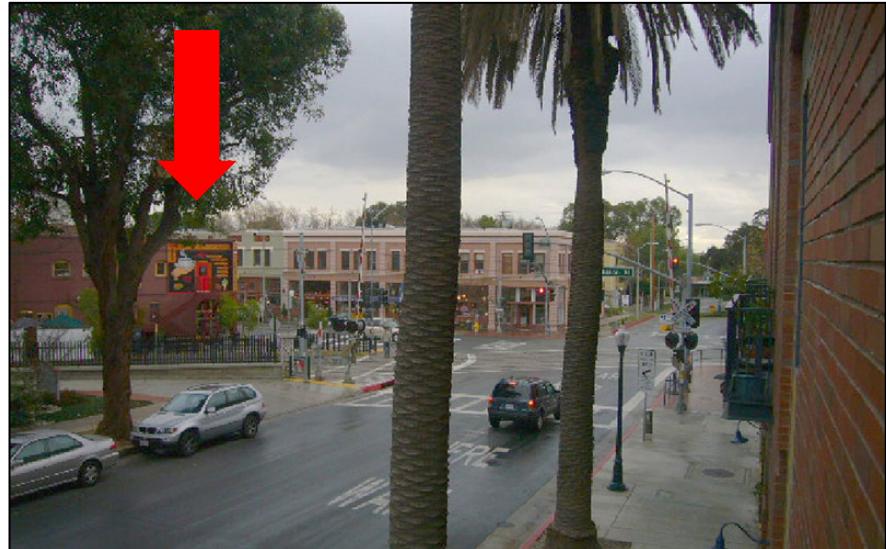


Mission Meridian Village

Located across the street from a light rail station servicing the Gold Line to Los Angeles from South Pasadena, the Mission Meridian Village development is an award-winning mixed-use village development in Southern California. The site consists of 67 condos and 5,000 square feet of retail over a 1.65-acre site. There are two levels of subterranean parking, providing 280 spaces in total for residents and nonresidents. The housing types located on-site range from single-family homes, to bungalows, duplexes, mixed-use lofts, and courtyard housing¹. Mission Meridian Village is distinctive in placement, as it is between the historic neighborhood center and a traditional single-family-home neighborhood, forming a connection that was previously unrealized while preserving the local historic character. The development has won the following awards for its intelligent design, proactive approach to transit-oriented development, and commitment to new-urbanism: the Charter Award from the Congress for the New Urbanism (2006), the “Tranny Award” from the California Department of Transportation (Caltrans, 2006), five Golden Nugget Awards from the Pacific Coast Builders Conference (2006), and it was selected as an Outstanding Transit Project in America by Urban Land Institute (2006).²

Conclusions from this study were as follows:

- **Develop a clear time frame and strategy for implementation**
- **Capitalize on the existence of opportunities such as large parking lots or vacant land. They are less useful for an area with limited scope.**
- **Conduct a clear visioning process with extensive community feedback, particularly before building. This will avoid delays at time of approval which can increase the cost of development.**
- **Work closely with single-family homeowners in the area, remaining sensitive to their needs and expectations**
- **Allow for “by-right” zoning when and where possible**
- **Consider incorporating a “transit-district” or “transit-village” overlay zone to affirm certain TOD criteria is met**
- **Establishment of a “floating” TOD overlay zone allows for fluid planning of the station area and the surrounding corridors, while avoiding higher land speculation costs**



¹ Mission Meridian Village, Moule & Polyzoides Architects & Urbanists, 2006, P 01

² Michael B. Bell, “Mission Meridian Village,” Sotheby’s International Realty, 2019



FACT SHEET³

POPULATION: 25,974

DEMOGRAPHICS:

- **White: 14,240**
- **Black: 830**
- **Asian: 7,574**
- **American Indian and Alaska Native: 56**
- **Native Hawaiian and Other Pacific Islander: 20**
- **Latino: 5,234**
- **Other: 1,640**
- **Two or More Races: 1,614**
- **Male: 12,751**
- **Female: 13,223**
- **Under 18: 6,174**
- **18 and Over: 19,800**
- **65 and Over: 3,727**
- **Median Age: 40**

LABOR FORCE

- **Civilian labor force: 14,623**
- **Employed: 13,810**
- **Unemployed: 813**

EMPLOYMENT

- **Unemployment Rate: 5.6%**
- **Service occupations: 1,387**
- **Management/business/science/arts: 8,421**
- **Sales/office: 2,849**
- **Natural resources/construction/maintenance: 512**
- **Production/transportation/material moving: 641**

INCOME

- **Median Household Income: \$92,756**
- **Mean Income: \$133,825**
- **Median Earnings: \$53,901**
- **Per Capita Income: \$54,001**

EDUCATIONAL ATTAINMENT

- **Percent high school graduates or higher: 95.9%**
- **Percent bachelor's degree or higher: 62.8%**

COMMUTING TO WORK

- **Car/truck/van alone 10,375**
- **Car/truck/van carpooled: 881**
- **Public transportation: 657**
- **Bicycle: 103**
- **Walk: 161**
- **Other: 235**
- **Worked at home: 1,203**
- **Mean travel time to work: 29.8 minutes**

HOUSING:

- **Homeowner vacancy rate: 1.4%**
- **Renter vacancy rate: 4.1%**
- **Total Housing Units: 11,143**
- **1-unit: 5,905**
- **2-4 units: 1,023**
- **5+ units: 4,198**
- **Mobile homes: 17**
- **Median Sales Price: \$831,500⁴**
- **Median Gross Rent: \$1,556**

³ U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, DP05, South Pasadena City, CA

⁴ "Pasadena Home Prices and Values," *Zillow Home Value Index*, 2019