surrounding the station location in Irwindale. The plan focused on the existing underutilized industrial/office uses within the station area and recommended higher and best uses for the intensification of the area. Urban design plans, two-dimensional site plans and three-dimensional sketch-up plans, were created.

## Azusa

Azusa's Parking District

The Project Team met with James Makshanoff, the Public Works Director at the City of Azusa on January 17, 2007 to discuss Transit Oriented Development Opportunities and existing conditions.

The City of Azusa has multiple transit oriented developments underway all supporting multimodal transit while providing a rich mix of compact uses. The Rosedale Development Project is a 1,250 residential project adjacent to the Citrus Station. The Downtown Alameda Station is also being intensified. The Block 36 project will provide a mix of uses, a public library, and provide senior housing. Watt Genton's Downtown North project is bringing a major regional retailer to the development site.

The Project Team held various meetings with staff throughout the study process to further refine the city scope, discuss draft products and present graphic materials and reports. From these discussions, the Project Team developed a comprehensive TOD Parking District Study for the City of Azusa. The Downtown TOD parking implementation strategy involves economic and market feasibility component of developing one or more parking structures in Downtown as well as other shared parking