



Gateway Phase 1 – The proposed conceptual design for the Gateway Project includes a transit-oriented, multi-phase, mixed-use development consisting of 480 units of housing, 25,000 square feet of retail, and improved surrounding infrastructure spread throughout 14.31 acres. The project is envisioned to include three separate parcels of housing and mixed-use development, and significant infrastructure improvements to the surrounding and interior streets.



Mercy Housing Project – The proposed site plan for the Development includes the development of a 41-unit workforce rental housing project, with support services, reserved for occupancy by Veterans with special needs, including homeless veterans. The unit sizes are approximately 485-510 square feet. The parking will consist of 41 stalls (16 covered/25 surface). An onsite property manager, accessible to City staff and the Police Department 24 hours a day, seven days a week, will be provided. The development is expected to be completed by February 2014.



Norms Restaurant – The proposed site plan for the Development includes a new state-of-the-art 6,890 square foot modern/retro Norms restaurant featuring indoor and outdoor dining areas, improved landscaping, and approximately 44 parking spaces located upon 34,016 square feet of what is currently a vacant unimproved City land area and an additional City land area including a proposed to be vacated portion of Granada Avenue, and improvements to the 63,000 square feet of improved public parking lot area containing 172 public parking spaces within the El Monte Downtown Area.



Temple Palms Business Park – The project proposes a 26.8 acres property for the construction of 502,386 square feet of light industrial, commercial, warehouse, and/or retail facilities in a business park setting located on Temple City Boulevard. The proposed business park will consist of a total of 14 buildings ranging in size from 11,781 to 60,364 square feet. All 14 buildings would be arranged to take access from a central driveway traversing the project site in an east to west orientation and secondary driveway located at the northeast corner of the project boundary.



Tyler Court – The proposed design for the Tyler Court Housing Project is a three-story building, containing either 20 units of affordable senior rental housing. Of the 20 unit senior project, four (4) units will be two-bedroom/one bathroom unit, and the remaining units will have one (1) bedroom and one (1) bathroom. One (1) unit will be occupied by an on-site property manager. The development is expected to be completed by January 2014.



Wal-Mart Supercenter – The Project involves the construction of an 186,782 square-foot Wal-Mart Supercenter and associated circulation, parking, and loading facilities. In addition to offering general merchandise and groceries, the Supercenter would include a bakery, deli, photo lab, off-site alcohol sales, along with a food tenant (e.g., McDonalds), a non-food tenant (e.g., a bank, medical clinic, portrait studio or salon), and an outdoor garden center. Customer access to the facility would be provided via two driveways along Arden Drive, while heavy truck access would be provided via Valley Circle.