

# I-105 ExpressLanes Segment 1 Equity Assessment

## TASK 3 – COMMUNITY SPOTLIGHTS REPORT



## **I-105 EXPRESSLANES SEGMENT 1 CORRIDOR COMMUNITIES**

The communities surrounding the I-105 ExpressLanes Segment 1 are unique and multi-faceted. Each community has been shaped by its rich history and the diverse demography of the people who live and work there. To develop a preliminary understanding of the communities within the project corridor, each of the following community profiles offers the reader a snapshot into each community through historical and quantitative snippets. While the area is primarily residential, pockets of diverse land uses exist such as the largest urban agricultural neighborhood within LA County and the various stadiums home to world-famous sports teams such as the LA Chargers.

From the Los Angeles International Airport to the Alameda Corridor, the Metro A, C, and J Lines provide key transit route connections to other communities throughout LA County. However, investments into the local transportation are needed to enhance the transportation system and encourage growing ridership figures. The future I-105 ExpressLanes will provide a continuous funding stream that will reinvest the net toll revenue to increase mobility through active transportation, transit, and roadway ITS improvements. This study will align these investments with Metro's Equity Platform to eliminate disparities and expand access and mobility for all.

## **I-105 EXPRESSLANES SEGMENT 1 EQUITY ASSESSMENT QUANTITATIVE DATA**

Two reputable sources were used to collect reputable quantitative data, LA Metro's Office of Equity and Race and the US Census. The 2020 US Census helped establish the total population, median age, demography, and average household income by community while LA Metro's OER data helped determine the location of equity focus communities. Quantitative data offers the reader a small snapshot with basic values that helps underscore the story being built on the left pane of each community.

**CITY OF COMPTON**  
**CITY OF EL SEGUNDO**  
**CITY OF GARDENA**  
**CITY OF HAWTHORNE**  
**CITY OF INGLEWOOD**  
**CITY OF LAWDALE**  
**CITY OF LYNWOOD**  
**CITY OF SOUTH GATE**  
**CITY OF LOS ANGELES**

LAX/Westchester  
Harbor Gateway  
South LA

### **UNINCORPORATED LA COUNTY**

Del Aire and Lennox  
Florence-Firestone  
Westmont and West Athens  
Willowbrook/West Rancho Dominguez

**Task 3 – Community Spotlights Report**

# **I-105 NEIGHBORHOODS**



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Prepared by:



# Task 3 – Community Spotlights Report

City of Compton



CITY OF COMPTON

# City of Compton

Compton is known as the “Hub City” because of its unique position in almost the exact geographical center of Los Angeles (LA) County and transportation connections. Having been incorporated in 1888, Compton is one of the oldest cities in LA County. Compton has been refining itself in the twenty-first century as a multiracial and multicultural community and developing a wide range of economic and cultural opportunities. It is rapidly emerging as an industrial center for business services, lifestyle products, metals, textile manufacturing, and more.

Compton lies in an area surrounded by and near four freeways (SR-91, I-105, I-110, and I-710). The Alameda Corridor trench bisects the city, a passageway for 25% of national waterborne international trade. The A Line runs through the heart of the city, with the Compton Station/ MLK Transit Center located in the downtown area, while the Artesia Station serves the southern part of the city. In 2023, there has been an average of approximately 3,400 weekday boardings at A Line stations within the city.

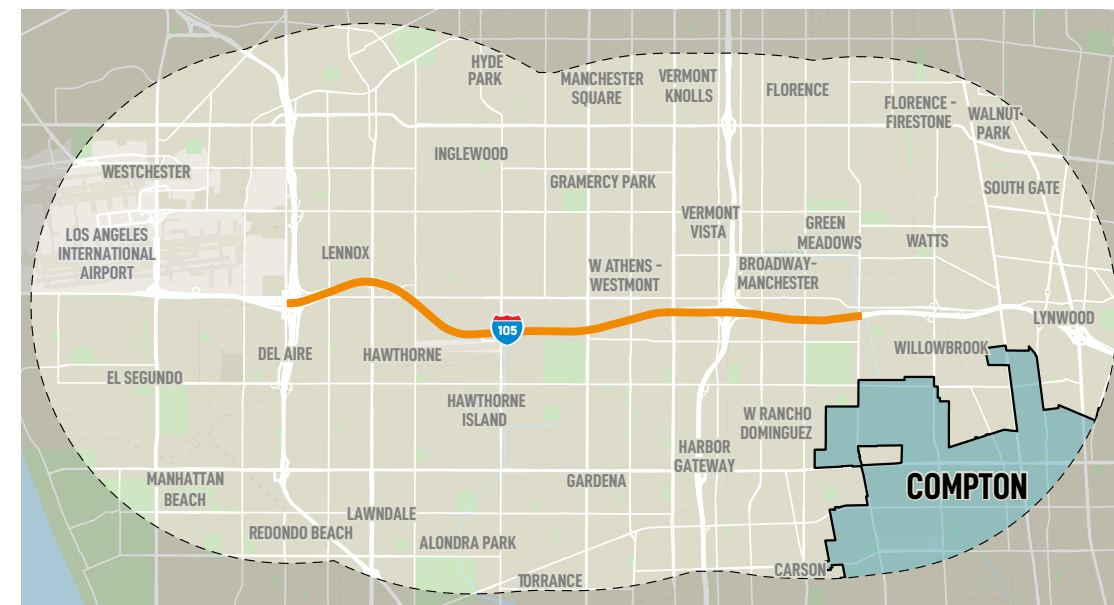
Compton is home to Richland Farms, the largest urban agricultural neighborhood in LA County. Here, people raise farm animals and ride horses in a hidden urban oasis where the outdoors offers a unique respite.

## Landmarks

- > Angeles Abbey Cemetery
- > Compton Community College
- > Compton Woodley Airport
- > Dr. Martin Luther King, Jr. Memorial
- > Eagle Tree
- > Heritage House
- > Woodlawn Cemetery

## Parks

- > Burrell-MacDonald Park
- > Ellerman Park
- > Fig/Oleander Park
- > Gonzales Park
- > Kelly Park
- > Lueders Park
- > Oaks Park
- > Raymond Street Park
- > Sibirie Park
- > South Park
- > Tragniew Park
- > Walter Tucker Park
- > Wilson Park



# Task 3 – Community Spotlights Report

## City of Compton

## Transit Lines

- Metro A Line – Artesia and Compton Stations
- Metro Bus
- Compton Renaissance Transit
- Gardena GTrans
- Torrance Transit



**83,500** PEOPLE  
TOTAL POPULATION



**82%**  
EQUITY FOCUS COMMUNITIES



**32.5** YEARS  
MEDIAN AGE



**\$68,700**  
AVERAGE (MEAN) INCOME

## DEMOGRAPHICS

**3%** WHITE      **92%** BLACK OR AFRICAN AMERICAN

**1%** ASIAN      **4%** OTHER

\*Demographic Data Source: 2020 US Census;  
Equity Data Source: LA Metro's Office of Equity and Race



Task 3 – Community Spotlights Report  
City of El Segundo



# City of El Segundo

El Segundo is a 5.5-square-mile coastal community bordered by major infrastructure such as Los Angeles International Airport (LAX) and Hyperion Water Reclamation Plant. Due to its proximity to LAX, El Segundo has a large hospitality industry and is home to several large employers such as the *Los Angeles Times*, Los Angeles Air Force Base, and several Fortune 500 companies, including Boeing, Chevron, L'Oréal, Mattel, and Raytheon. The city is recognized as the "Aerospace Capital of the World." El Segundo is embedded in sports culture and is the only city in the nation that is home to headquarters and practice facilities for three professional sports teams: the Chargers, the Lakers, and the Kings.

El Segundo is the western terminus of the I-105 freeway and is generally bounded by I-405. The iconic Pacific Coast Highway (PCH) runs through the middle of El Segundo. The Metro C Line runs adjacent to the I-105 freeway and then parallels PCH with three stations within city limits. In 2023, there has been an average of approximately 3,100 weekday boardings at C Line stations within the city.

## Landmarks

- > Automobile Driving Museum
- > BNSF Railway Harbor Subdivision
- > El Segundo Museum of Art (ESMoA)
- > Los Angeles Air Force Base
- > Old Town Music Hall
- > Toyota Sports Performance Center
- > Zimmerman Automobile Driving Museum

## Parks

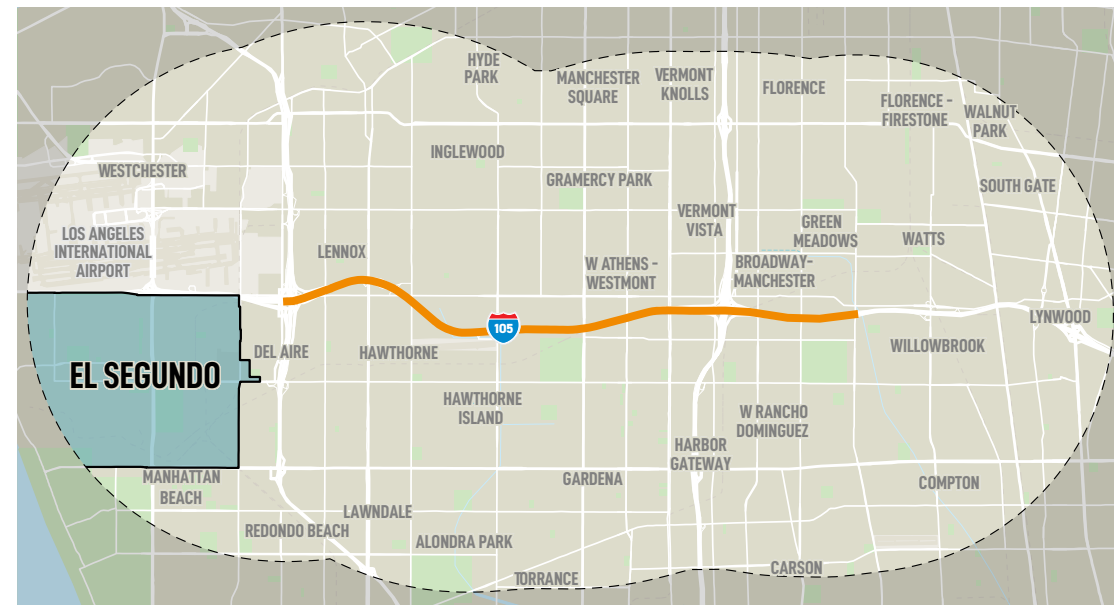
- > Acacia Park
- > Campus El Segundo
- > Candy Cane Park
- > Checkout Building
- > Clutter's Park
- > Constitution Park
- > El Segundo Dog Park
- > Freedom Park
- > George Brett Field
- > Hilltop Park
- > Holly Valley Park
- > Imperial Strip & Memory Tree Row
- > Independence Park
- > Kansas Park
- > Library Park
- > Recreation Park
- > Richmond Street Field
- > Stevenson Field
- > Sycamore Park
- > Teen Center and Skate Park
- > Urho Saari Swim Stadium – "The Plunge"
- > Washington Park

# Task 3 – Community Spotlights Report

## City of El Segundo

## Transit Lines

- > Metro C Line – Douglas, El Segundo, and Mariposa Stations
- > Metro Bus
- > Beach Cities Transit
- > Torrance Transit



**17,300** PEOPLE  
TOTAL POPULATION



**0%**  
EQUITY FOCUS COMMUNITIES



**37.1** YEARS  
MEDIAN AGE



**\$144,300**  
AVERAGE (MEAN) INCOME

## DEMOGRAPHICS

**82%**  
WHITE

**3%**  
BLACK OR AFRICAN AMERICAN

**14%**  
ASIAN

**1%**  
OTHER

\*Demographic Data Source: 2020 US Census;  
Equity Data Source: LA Metro's Office of Equity and Race



# Task 3 – Community Spotlights Report

## City of Gardena



# City of Gardena

The City of Gardena is a small, highly urbanized community of 5.9 square miles in the South Bay region of LA County, about a dozen miles from downtown LA. Once the berry-growing capital of Southern California, today Gardena is known as the “Freeway City” due to its connectivity to major LA County freeways: SR-91, I-105, I-110, and I-405.

Gardena has a municipal transit agency, known as GTrans, that serves approximately 1.2 million passengers annually. GTrans provides fixed route and paratransit service within the cities of Gardena, Carson, Compton, Hawthorne, Lawndale, and LA.

Gardena has earned the designation of “All-America City,” having an active business and residential community that leverages civic engagement, collaboration, inclusiveness, and innovation to address local issues.

## Landmarks

- > Gardena Willows Wetland Preserve

## Parks

- > Arthur Lee Johnson Park
- > Bell Park
- > Freeman Park
- > Harvard Parkette
- > Mas Fukai Park
- > Rowley Park & Gymnasium
- > Thornburg Park

## Transit Lines

- > Metro Bus
- > Amtrak
- > Gardena GTrans
- > Torrance Transit
- > Beach Cities Transit
- > Long Beach Transit
- > Culver City Bus



# Task 3 – Community Spotlights Report

## City of Gardena



**53,800** PEOPLE  
TOTAL POPULATION



**58%**  
EQUITY FOCUS COMMUNITIES



**41.1** YEARS  
MEDIAN AGE



**\$78,400**  
AVERAGE (MEAN) INCOME

### DEMOGRAPHICS

**14%** WHITE      **41%** BLACK OR AFRICAN AMERICAN

**43%** ASIAN      **2%** OTHER

\*Demographic Data Source: 2020 US Census;  
Equity Data Source: LA Metro's Office of Equity and Race



# Task 3 – Community Spotlights Report

City of Hawthorne



# City of Hawthorne

Incorporated in 1922, Hawthorne is approximately 6 square miles in size with a mix of residential and multifamily housing types and densities, commercial uses along the major arterials, and industrial uses near LAX. Once an aerospace hub and location of Northrop Corporation headquarters, Hawthorne has seen a rebirth as high-profile companies, including SpaceX, Tesla, and Amazon, have established facilities there.

Hawthorne is adjacent to the I-405 to the west and I-105 to the north. Hawthorne experienced a high degree of displacement as a result of the Century Freeway construction in the 1980s. The Metro C Line travels along the median of I-105 in the northern part of Hawthorne and then uses the former BNSF Railway Harbor Subdivision in the southwest part of the city. Within Hawthorne, there are three C Line Stations (Redondo Beach, Hawthorne/Lennox, and Crenshaw), all with park-and-ride lots. In 2023, there has been an average of approximately 2,800 weekday boardings at C Line stations within the city.

## Landmarks

- > Beach Boys Historic Landmark
- > Hawthorne Municipal Airport
- > The Water Tower

## Parks

- > Bicentennial Park
- > Eucalyptus Park
- > Glasgow Park
- > Good Neighbors Park
- > Holly Park
- > Holly Glen Park
- > Jim Thorpe Park
- > Memorial Park
- > Ramona Park
- > Zela Davis Park

# Task 3 – Community Spotlights Report

## City of Hawthorne

## Transit Lines

- > Metro C Line – Crenshaw, Hawthorne/Lennox, and Redondo Beach Stations
- > Metro Bus
- > Gardena GTrans



**88,100** PEOPLE  
TOTAL POPULATION



**71%**  
EQUITY FOCUS COMMUNITIES



**33.7** YEARS  
MEDIAN AGE



**\$75,900**  
AVERAGE (MEAN) INCOME

## DEMOGRAPHICS

**24%** WHITE      **55%** BLACK OR AFRICAN AMERICAN

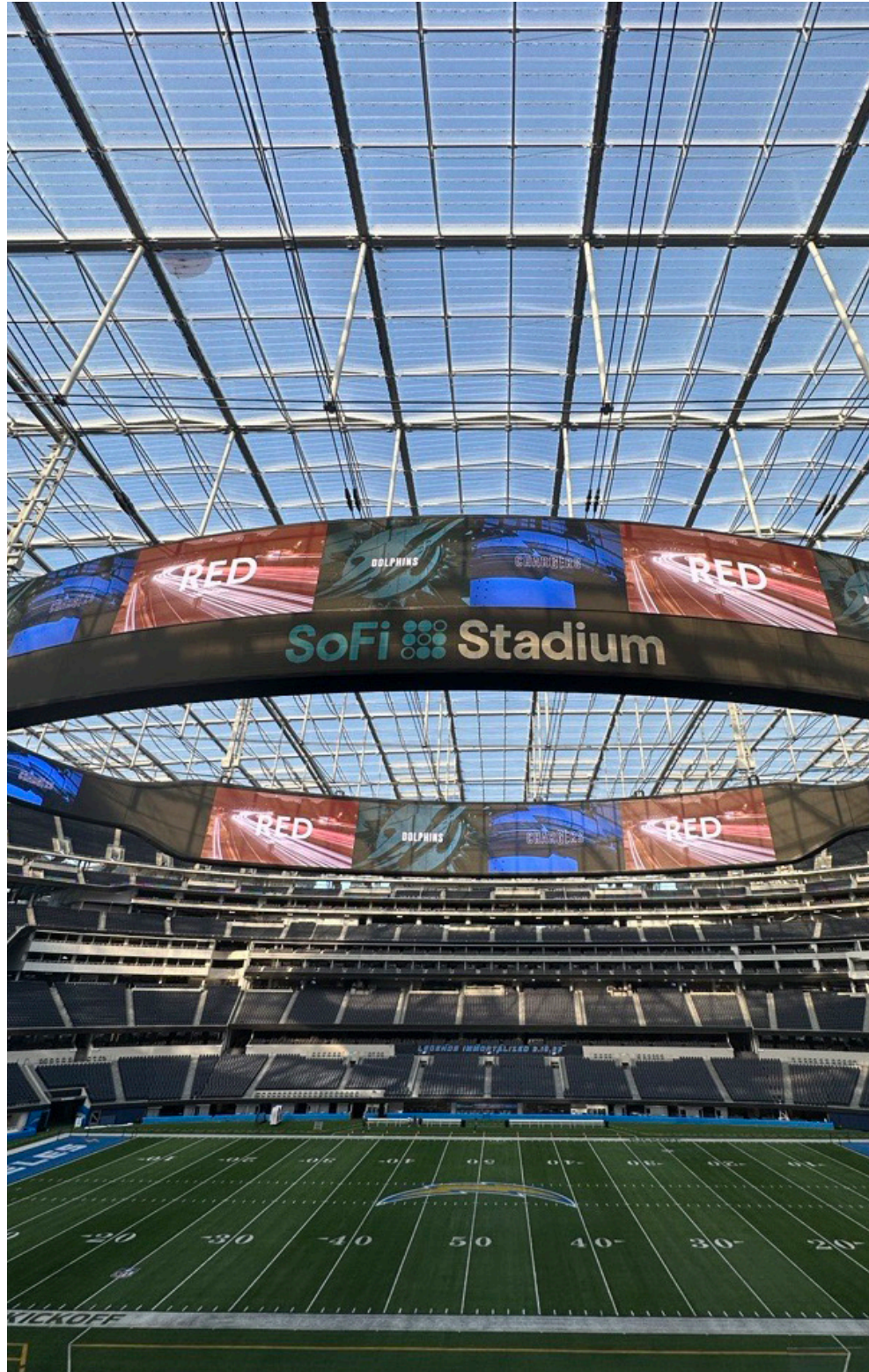
**17%** ASIAN      **4%** OTHER

\*Demographic Data Source: 2020 US Census;  
Equity Data Source: LA Metro's Office of Equity and Race



# Task 3 – Community Spotlights Report

## City of Inglewood



**CITY OF INGLEWOOD**

# City of Inglewood

Known as the “City of Champions,” new and planned development has transformed Inglewood into a major entertainment hub that draws an increasing number of visitors from the region and beyond. The Inglewood Entertainment District includes the 70,000-seat SoFi Stadium, the 6,000-seat indoor YouTube Theater, the 17,000-seat Kia Forum, and the Hollywood Park Casino. Forthcoming is the Aria Hotel and the Hollywood Park retail area as well as the Intuit Dome (18,000 seats), which will be the new home of the Clippers. Meanwhile, Market Street continues to serve as the central shopping district for residents, as it has since Inglewood’s founding in 1908. While new developments may bring jobs and greater economic activity, there is also high potential for continued gentrification and displacement of long-time residents.

Located northeast of the I-405/I-105 interchange, Inglewood has many large arterials and local roadways that facilitate traffic through the city and its many attractions. The area is served by three new Metro K Line stations, as well as the nearby Metro C Line (not within city limits) along the I-105 freeway. There has been an average of approximately 1,000 weekday boardings in 2023 at K Line stations within the city. The future Inglewood Transit Connector will expand transit connectivity between the Downtown Inglewood K Line Station and Inglewood Entertainment District.



## Landmarks

- > Aguaje De La Centinela: Centinela Springs
- > Centinela Adobe Complex
- > Centinela Springs
- > Daniel Freeman Land Office
- > Hollywood Park Casino
- > Inglewood Forum
- > Inglewood Park Cemetery
- > Inglewood War Memorial
- > Randy’s Donuts
- > SoFi Stadium
- > Veterans Memorial Building
- > Walter Haskell Research Center
- > YouTube Theater

## Parks

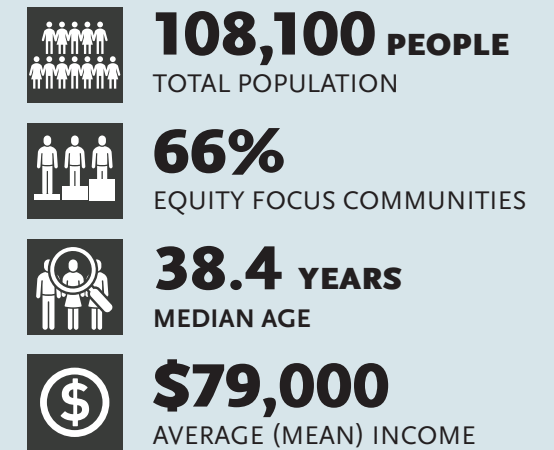
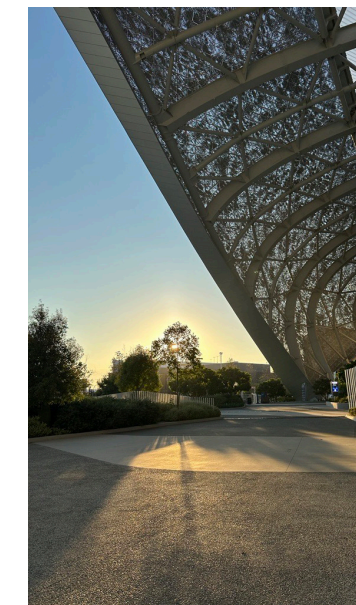
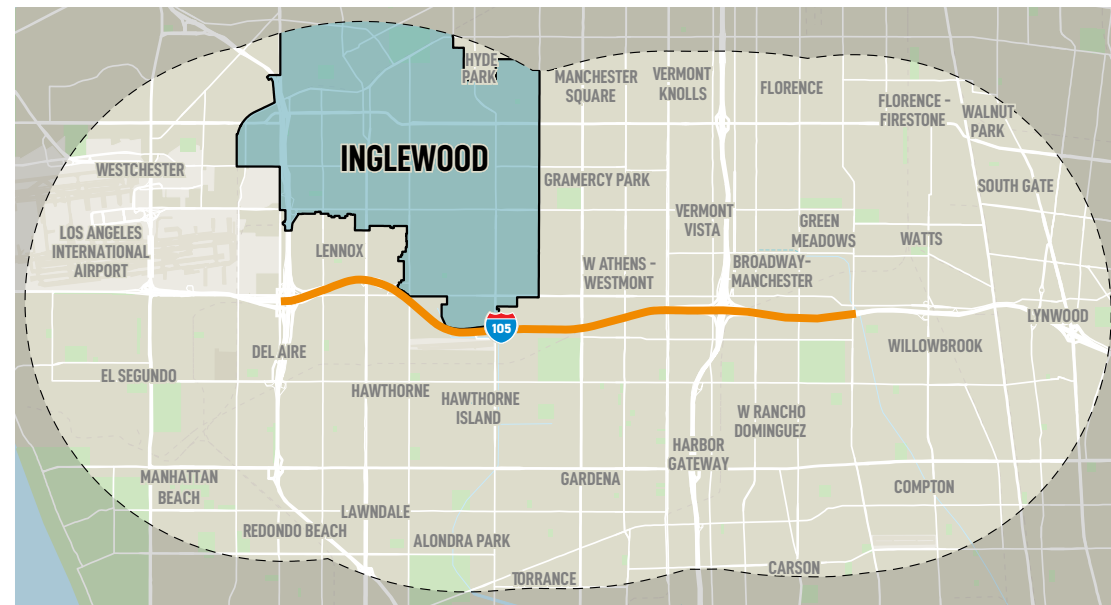
- > Ashwood Park
- > Center Park
- > Circle Park
- > Darby Park
- > Edward Vincent Park
- > Grevillea Art Park
- > North Park
- > Queen Park
- > Rogers Park
- > Siminski Park

# Task 3 – Community Spotlights Report

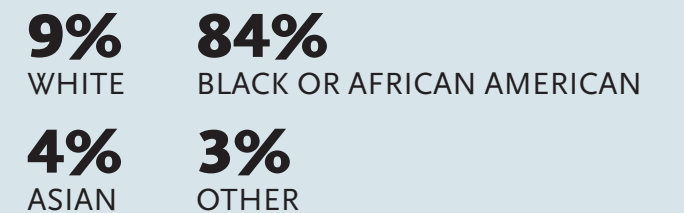
## City of Inglewood

## Transit Lines

- > Metro K Line – Downtown Inglewood, Westchester/ Veterans Stations
- > Metro Bus
- > Culver City Bus
- > Torrance Transit



## DEMOGRAPHICS



*\*Demographic Data Source: 2020 US Census;  
Equity Data Source: LA Metro's Office of Equity and Race*

# Task 3 – Community Spotlights Report

City of Lawndale



# Task 3 – Community Spotlights Report

## City of Lawndale

# City of Lawndale

The approximately 2-square-mile City of Lawndale was founded in 1905 and remained a predominantly agricultural community until major growth occurred after the conclusion of World War II. Incorporated in 1959, Lawndale was primarily a bedroom community of single-family homes. However, many older single-family homes have been replaced with duplexes and multifamily developments of three or more units, resulting in Lawndale having one of the highest population densities in LA County. Approximately 63% of Lawndale residents are renters.

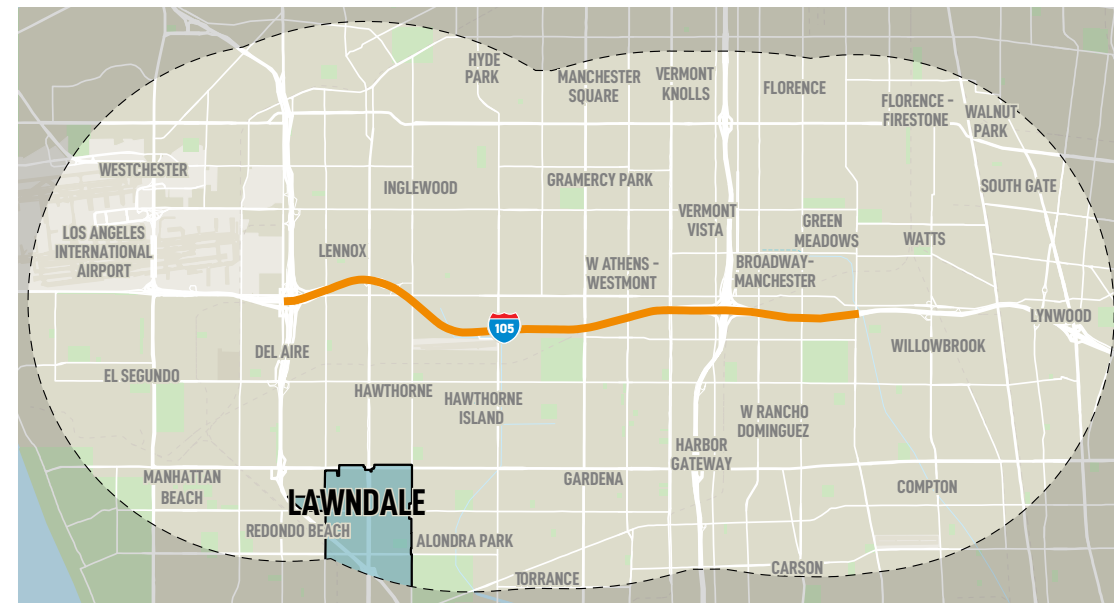
Lawndale is bisected and split diagonally by the I-405 freeway. It has several wide arterials and local roadways that facilitate local and through traffic. The current terminus of the Metro C Line is near Lawndale. The future Metro C Line Extension to Torrance may potentially extend light rail service through Lawndale along the former BNSF Railway Harbor Subdivision.

### Parks

- > Hogan Park
- > Hopper Park
- > Jane Addams Park
- > Larry R. Rudolph Park
- > Rogers/Anderson Park
- > William Green Park

### Transit Lines

- > Metro Bus
- > Gardena GTrans
- > Lawndale Beat
- > Torrance Transit



**26,900** PEOPLE  
TOTAL POPULATION



**14%**  
EQUITY FOCUS COMMUNITIES



**35** YEARS  
MEDIAN AGE



**\$82,700**  
AVERAGE (MEAN) INCOME

### DEMOGRAPHICS

**40%** WHITE      **25%** BLACK OR AFRICAN AMERICAN

**30%** ASIAN      **5%** OTHER

\*Demographic Data Source: 2020 US Census;  
Equity Data Source: LA Metro's Office of Equity and Race



# Task 3 – Community Spotlights Report

City of Lynwood



CITY OF LYNWOOD

# City of Lynwood

Lynwood, which was incorporated in 1921, occupies 5 square miles in the Gateway Cities subregion of LA County. Lynwood is predominately a single-family residential community but is in the county's top 25% of highest-density communities. Lynwood's commercial land use is primarily along major corridors, including the popular Plaza Mexico. The city also has small pockets of industrial zones.

Lynwood's eastern limit borders the Los Angeles River and I-710. I-105 cuts through the middle of the community. Lynwood experienced the greatest share of displacement than any other city from the construction of the Century Freeway in the 1980s. Lynwood was also where the Century Freeway construction broke ground on May 1, 1982. The Metro C Line runs through Lynwood, with the Long Beach Boulevard Station located within city limits. There has been an average of approximately 1,300 weekday boardings at the C Line station in Lynwood in 2023.

## Landmark

- > Bateman Hall
- > Plaza Mexico

## Parks

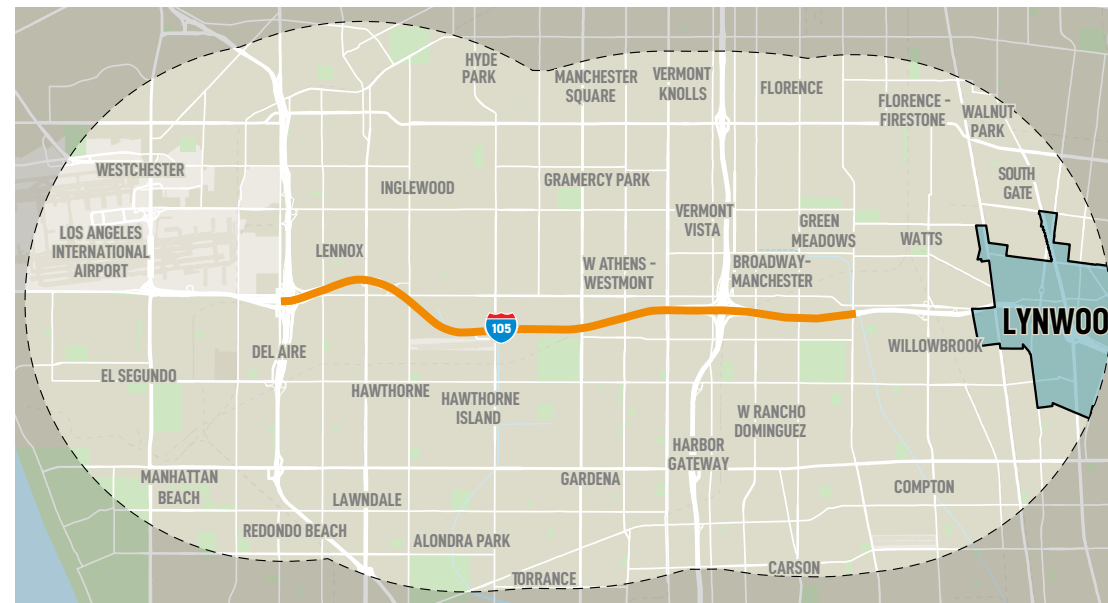
- > Adolfo Medina Park
- > Camphor Tree Park
- > Carnation Park
- > Little Pillar Park
- > Los Amigos East Park
- > Los Amigos West Park
- > Lynwood City Park
- > Mark Twain School Park
- > Rose Park
- > Senator Lara Linear Park
- > Veterans Memorial Garden
- > Yvonne Burke-John D. Ham (Burke-Ham) Park

# Task 3 – Community Spotlights Report

## City of Lynwood

## Transit Lines

- > Metro C Line – Long Beach Boulevard Station
- > Metro Bus
- > Compton Renaissance Transit
- > Lynwood Breeze



- 35,400 PEOPLE**  
TOTAL POPULATION
- 73%**  
EQUITY FOCUS COMMUNITIES
- 30.2 YEARS**  
MEDIAN AGE
- \$68,600**  
AVERAGE (MEAN) INCOME

### DEMOGRAPHICS

<b>18%</b> WHITE	<b>70%</b> BLACK OR AFRICAN AMERICAN
<b>5%</b> ASIAN	<b>7%</b> OTHER

\*Demographic Data Source: 2020 US Census;  
Equity Data Source: LA Metro's Office of Equity and Race



# Task 3 – Community Spotlights Report

## City of South Gate



# City of South Gate

The City of South Gate is a 7.4-square-mile community consisting of residential, commercial, and industrial development. Incorporated in 1923, South Gate is home to predominantly Spanish-speaking residents. South Gate's attractions include Tweedy Mile, which is home to local businesses and shops and a large regional South Gate Park with several community facilities and sports fields.

South Gate is located north of I-105 and is bordered by the Los Angeles River and I-710. It has several wide arterials and local roadways that facilitate local and through traffic. The future Metro West Santa Ana Branch Transit Corridor project will provide South Gate with access and connectivity to the regional transit system.

## Landmark

- > Historic Seaborg House

## Parks

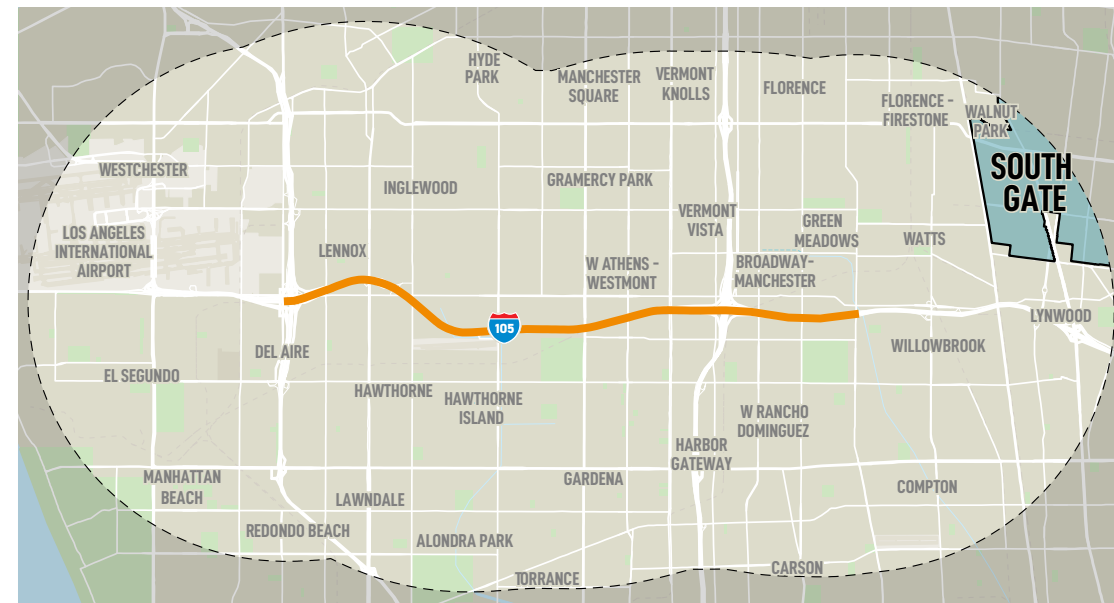
- > Cesar Chavez Park
- > Circle Park
- > Dog Park
- > Gardendale Tot Lot
- > Hollydale Community Park
- > Hollydale Regional Park
- > South Gate Park
- > Stanford Park
- > State Street Park
- > Triangle Park

# Task 3 – Community Spotlights Report

City of South Gate

## Transit Lines

- > Metro Bus
- > Lynwood Breeze (Trolley)
- > South Gate GATE



**50,900** PEOPLE

TOTAL POPULATION

**100%**

EQUITY FOCUS COMMUNITIES

**31.2** YEARS

MEDIAN AGE

**\$64,400**

AVERAGE (MEAN) INCOME

### DEMOGRAPHICS

**46%**

WHITE

**24%**

BLACK OR AFRICAN AMERICAN

**12%**

ASIAN

**18%**

OTHER

\*Demographic Data Source: 2020 US Census;  
Equity Data Source: LA Metro's Office of Equity and Race





Task 3 – Community Spotlights Report

# CITY OF LOS ANGELES

# Task 3 – Community Spotlights Report

## LAX/Westchester



# Task 3 – Community Spotlights Report

## LAX/Westchester

# LAX/Westchester

LAX draws travelers and employees from across the region and is a major cargo hub for domestic and international goods movement. LAX served 66 million passengers in 2022, making it the sixth busiest airport in the world. To address existing congestion and future growth, LAX has a large capital program underway to improve mobility and accessibility to and within the Los Angeles World Airports campus for goods movement and people arriving and departing by vehicle, transit, and other modes.

Freeway access to LAX is provided by I-405 and I-105 and many large arterials, including Sepulveda Boulevard, Century Boulevard, and PCH. The Metro C Line connects to LAX via the Aviation/LAX station. Average weekday boardings at the Metro C Line Aviation/LAX/Station have been approximately 2,000 in 2023. In 2024, LAX will open the Automated People Mover, connecting to Metro’s C and K Lines.

### Landmarks

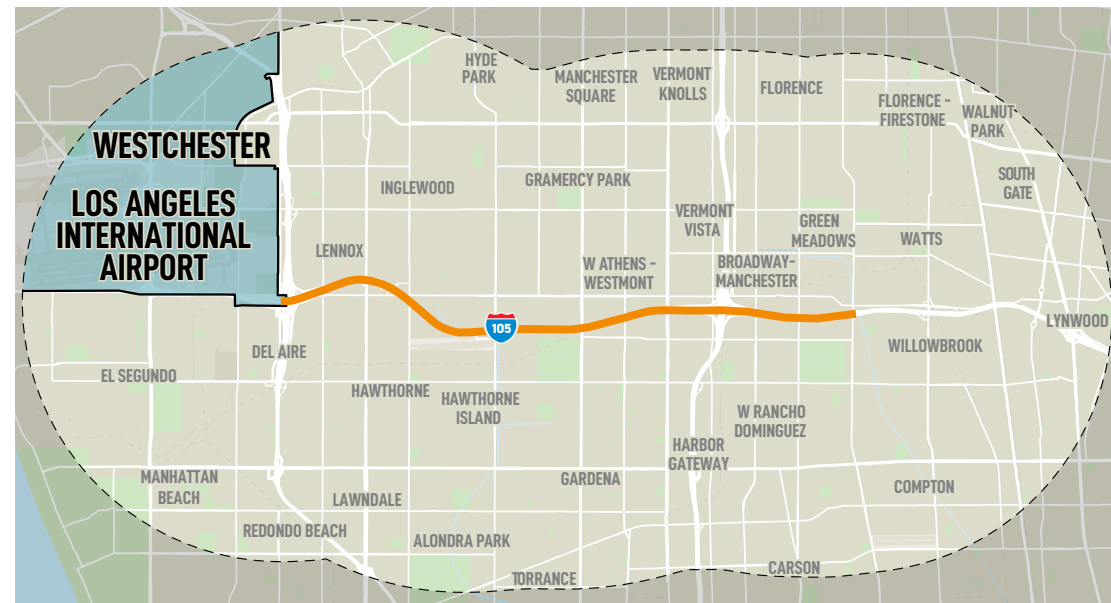
- > The Theme Building
- > The Proud Bird Center
- > Loyola Marymount University
- > Westchester Golf Course
- > Westchester Playhouse

### Parks

- > Ballona Discovery Park
- > Carl E. Nielsen Youth Park
- > Central Park
- > Steve Soboroff Court Park
- > The Sports Park
- > Westchester Park
- > Dockweiler State Beach

### Transit Lines

- > Metro C Line – Aviation/LAX Station
- > Metro Bus
- > Beach Cities Transit
- > Culver City Bus Lines
- > Santa Monica Big Blue Bus
- > Torrance Transit



**31,200 PEOPLE**  
TOTAL POPULATION



**16%**  
EQUITY FOCUS COMMUNITIES



**38.9 YEARS**  
MEDIAN AGE



**\$123,100**  
AVERAGE (MEAN) INCOME

### DEMOGRAPHICS

**62%** WHITE      **17%** BLACK OR AFRICAN AMERICAN

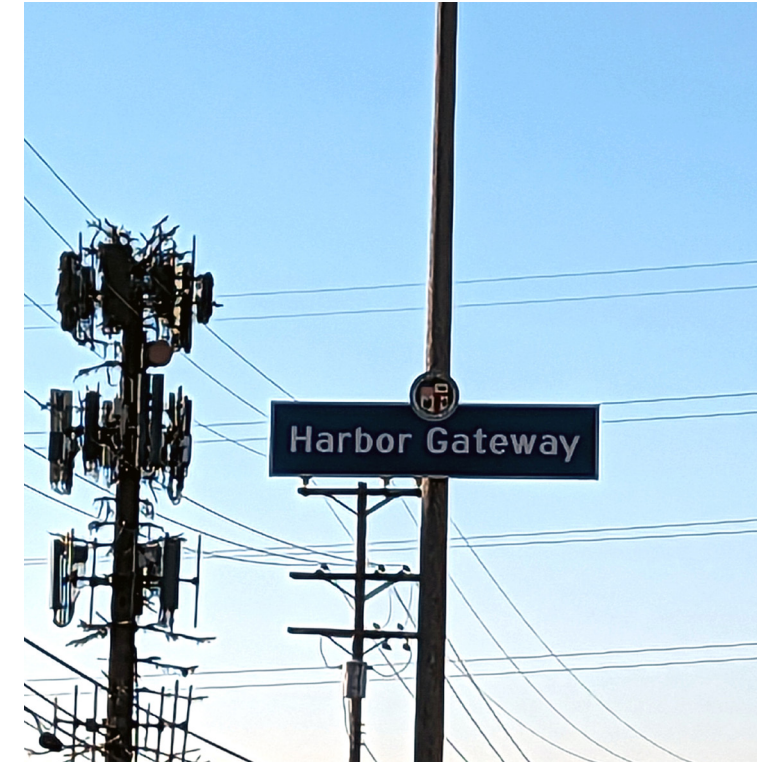
**20%** ASIAN      **1%** OTHER

\*Demographic Data Source: 2020 US Census;  
Equity Data Source: LA Metro's Office of Equity and Race



# Task 3 – Community Spotlights Report

## Harbor Gateway



# Task 3 – Community Spotlights Report

## Harbor Gateway

# Harbor Gateway

Harbor Gateway is a 5-square-mile residential and industrial community. The community is situated on a 2-mile-long and narrow piece of land that parallels I-110. The community's unique shape gave it the nickname "the Shoestring Strip." Two neighborhood councils serve the community, which is horizontally bisected by Artesia Boulevard.

The Metro J Line runs freeway bus rapid transit service along I-110. Manchester Station provides transit access and connectivity to the overall transit network. The average weekday boardings at the Metro J Line Manchester Station have been approximately 500 in 2023.

### Landmark

- > Normandale Recreation Center

### Parks

- > Rosecrans Park

### Transit Lines

- > Metro Busway J Line – Rosecrans Station
- > Metro Bus
- > Torrance Transit
- > Gardena GTrans



**14,900 PEOPLE**  
TOTAL POPULATION



**100%**  
EQUITY FOCUS COMMUNITIES



**33.9 YEARS**  
MEDIAN AGE



**\$73,000**  
AVERAGE (MEAN) INCOME

### DEMOGRAPHICS

**10%** WHITE      **65%** BLACK OR AFRICAN AMERICAN

**23%** ASIAN      **2%** OTHER

\*Demographic Data Source: 2020 US Census;  
Equity Data Source: LA Metro's Office of Equity and Race



# Task 3 – Community Spotlights Report

## South LA



# Task 3 – Community Spotlights Report

## South LA

# South LA

(Broadway-Manchester, Florence, Gramercy Park, Green Meadows, Manchester Square, Vermont Knolls, Vermont Vista, and Watts)

Each of the South LA neighborhoods spans roughly 2.5 square miles with diverse immigrant populations. This area is known for the Watts riots that broke out because of community resentment for discriminatory treatment.

These South LA neighborhoods are separated by one of the largest interchanges in the country, the I-105/I-110 Judge Harry Pregerson Interchange. The north-south I-110 and east-west I-105 freeways divide and create boundaries for these neighborhoods. The South LA neighborhoods experienced a high degree of displacement as a result of the Century Freeway construction in the 1980s.

Several north-south running arterials like Broadway and Vermont were once part of the Pacific Electric streetcar network. The Metro A, C, and J Lines also run through South LA, providing light rail and bus rapid transit services. The average weekday boardings in South LA in 2023 have averaged approximately 1,700 at A Line stations, 2,800 at C Line stations, and 1,900 at J Line stations.

### Landmarks

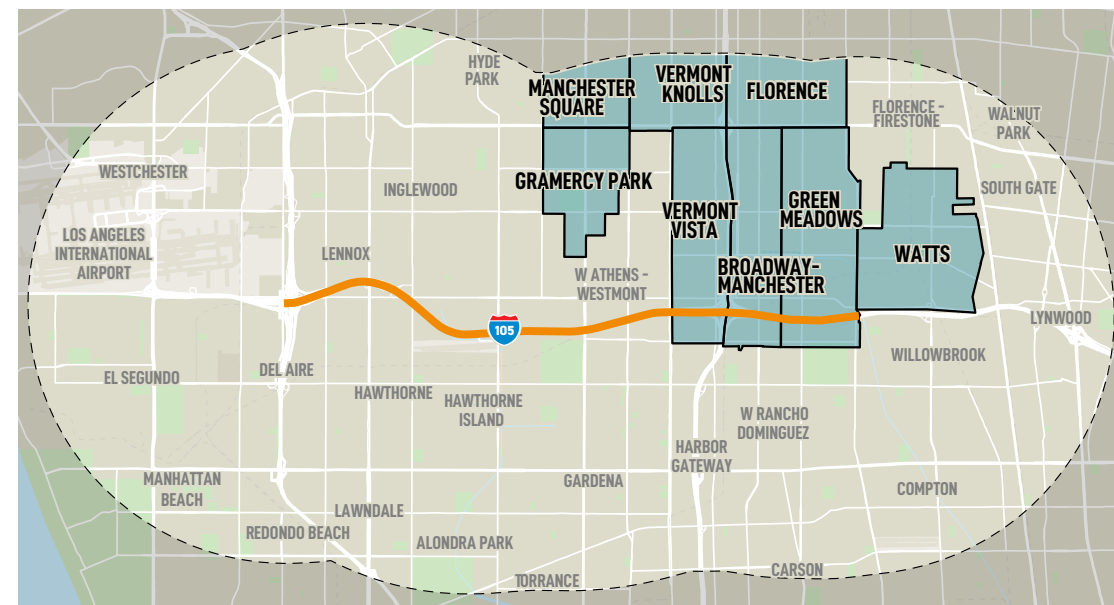
- > Million Article Thompson
- > SEED School of Los Angeles
- > Jordan Downs Recreation Center
- > Watts Empowerment Center
- > Watts Station
- > Watts Towers

### Parks

- > Darby Park
- > Jesse Owens Community Regional Park
- > Helen Keller Park
- > Athens Park
- > Magic Johnson Park
- > Enterprise Park
- > George Washington Carver Park
- > Mona Park
- > Serenity Park
- > Leon H. Washington Park
- > Franklin D. Roosevelt Park
- > Grape Watts Serenity Park
- > Simon Rodia State Historic Park
- > Serenity Park
- > Street Park

### Transit Lines

- > Metro A, C, and J Lines – Avalon, Harbor Freeway, 103rd Street/Watts Towers, Manchester, and Vermont/Athens Stations
- > Metro Bus
- > Los Angeles Department of Transportation (LADOT) DASH



- 210,300 PEOPLE**  
TOTAL POPULATION
- 90%**  
EQUITY FOCUS COMMUNITIES
- 30.2 YEARS**  
MEDIAN AGE
- \$57,000**  
AVERAGE (MEAN) INCOME

### DEMOGRAPHICS

- 4%** WHITE
- 92%** BLACK OR AFRICAN AMERICAN
- 2%** ASIAN
- 2%** OTHER

*\*Demographic Data Source: 2020 US Census;  
Equity Data Source: LA Metro's Office of Equity and Race*





Task 3 – Community Spotlights Report

# UNINCORPORATED LA COUNTY

# Task 3 – Community Spotlights Report

## Del Aire and Lennox



DEL AIRE AND LENNOX

# Del Aire and Lennox

Del Aire and Lennox are unincorporated communities of LA County. Both communities are small residential neighborhoods with commercial areas along major arterials. These communities are gateways to major destinations such as LAX, Inglewood Entertainment District, and the aerospace industry in El Segundo and Hawthorne.

The I-105/I-405 interchange bisects these unincorporated communities. Lennox experienced a high degree of displacement as a result of the Century Freeway construction in the 1980s. Although outside the borders of Del Aire and Lennox, the Metro C Line runs adjacent to these communities and is accessed from the LAX/Aviation and Hawthorne/Lennox Stations.

## Landmarks

- > Airport Courthouse
- > Trident Dental Laboratories

## Parks

- > Del Aire Park
- > Lennox Park

## Transit Lines

- > Metro C Line – LAX/Aviation Station
- > Metro Bus
- > Torrance Transit



# Task 3 – Community Spotlights Report

## Del Aire and Lennox



**30,600** PEOPLE  
TOTAL POPULATION



**70%**  
EQUITY FOCUS COMMUNITIES



**32.7** YEARS  
MEDIAN AGE



**\$80,400**  
AVERAGE (MEAN) INCOME

## DEMOGRAPHICS

**54%** WHITE      **19%** BLACK OR AFRICAN AMERICAN

**20%** ASIAN      **7%** OTHER

\*Demographic Data Source: 2020 US Census;  
Equity Data Source: LA Metro's Office of Equity and Race



# Task 3 – Community Spotlights Report

## Florence-Firestone



# Task 3 – Community Spotlights Report

## Florence-Firestone

# Florence-Firestone

The unincorporated neighborhood of Florence-Firestone is 3.5 square miles in area and bordered by the City of Huntington Park and unincorporated Walnut Park to the east, and LA to the north, west, and south. It is home to a diverse and blue collar community of predominantly Spanish-speaking residents. Most of Florence-Firestone is residential, with heavy industrial areas mostly in the eastern side of the community along the Alameda Corridor. The Florence-Firestone community is one of the highest-density communities in the county.

The Metro A Line runs through Florence-Firestone, with the Firestone Station located within the unincorporated community. There has been an average of approximately 1,600 weekday boardings at the Metro A Line Firestone Station in 2023. The Alameda Corridor trench is the community's eastern edge, a passageway for 25% of U.S. waterborne international trade.

### Landmarks

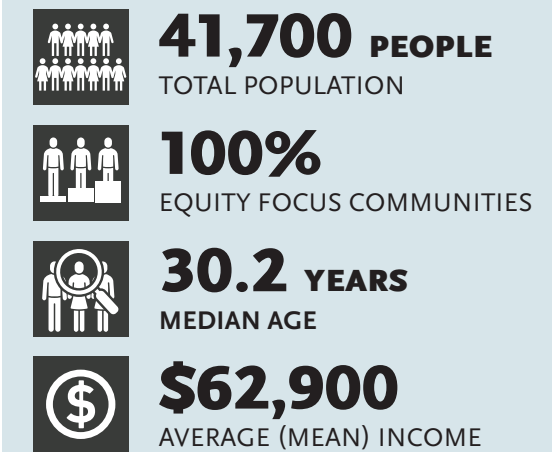
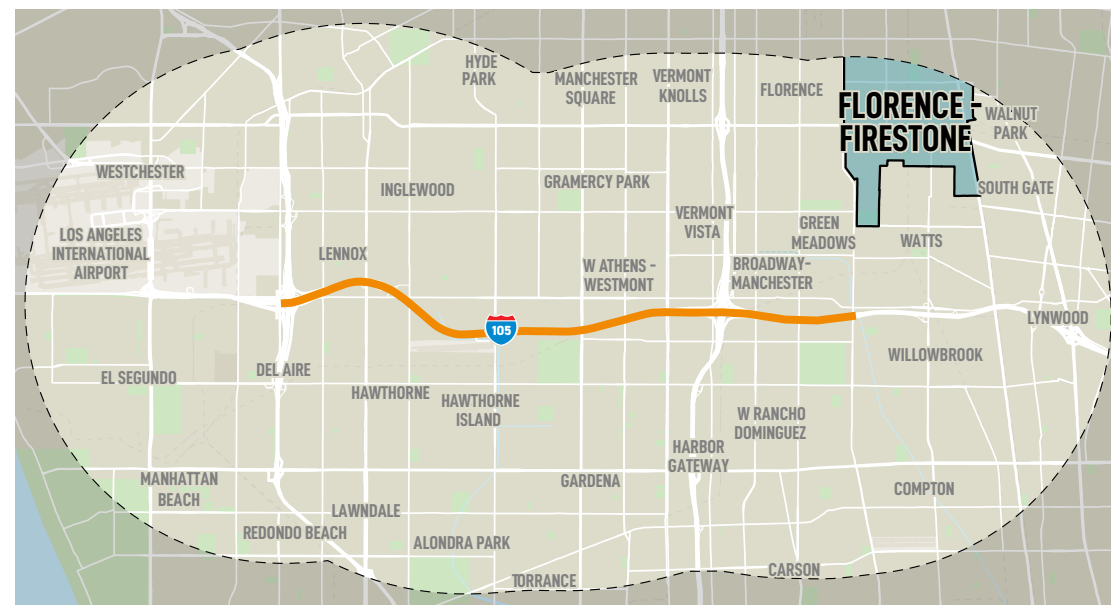
- > Amigos Nursery
- > Florence-Firestone Community Garden
- > Florence Branch and Graham Branch Libraries

### Parks

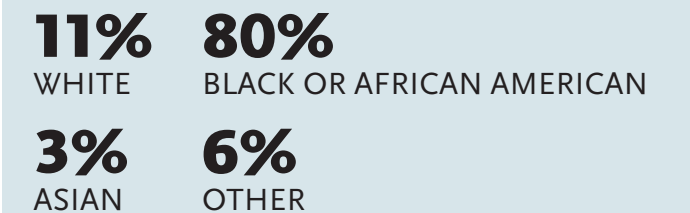
- > Colonel Leon H. Washington Park
- > El Parque Nuestro
- > Franklin D. Roosevelt Park
- > Mary M. Bethune Park
- > Ted Watkins Memorial Park

### Transit Lines

- > Metro A Line - Firestone Station
- > Metro Bus
- > LADOT DASH
- > LA County Shuttles (The Link)



### DEMOGRAPHICS



*\*Demographic Data Source: 2020 US Census; Equity Data Source: LA Metro's Office of Equity and Race*



# Task 3 – Community Spotlights Report

## Westmont and West Athens



# Westmont and West Athens

Westmont and West Athens are predominantly residential communities with commercial zones along main corridors. The campus of LA Southwest College is located between Westmont and West Athens on Imperial Highway. The unincorporated communities are situated at the intersection of Vermont Avenue and I-105, which bisects West Athens. West Athens experienced a high degree of displacement as a result of the Century Freeway construction in the 1980s.

The Metro C Line also runs through Westmont and West Athens, with the Vermont/Athens station situated within these unincorporated communities. There has been an average of approximately 1,400 weekday boardings at the C Line station within these communities in 2023.

## Landmarks

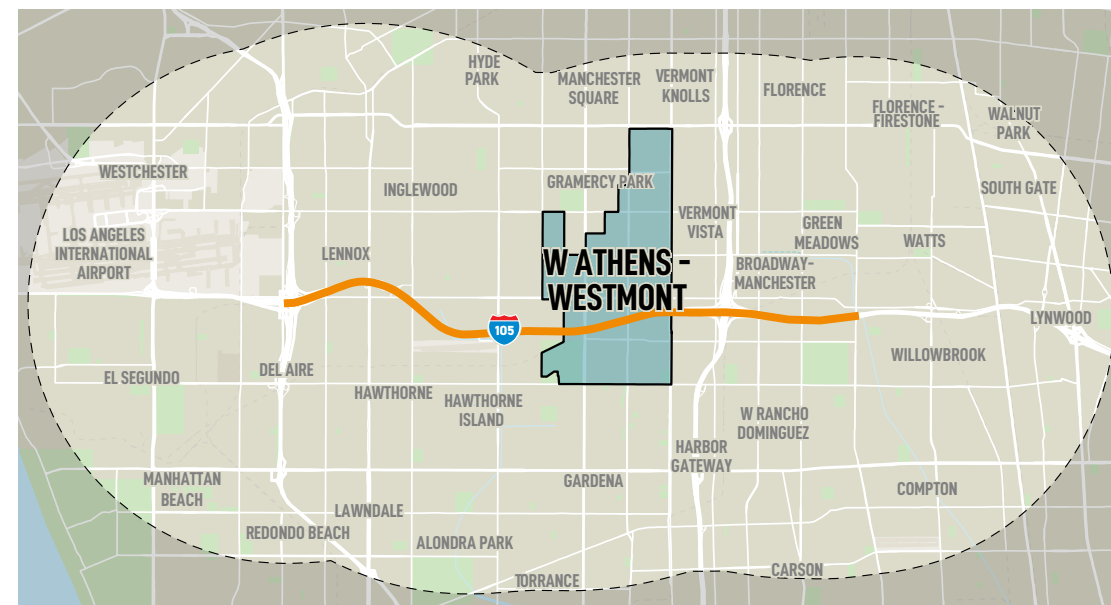
- > Los Angeles Southwest College
- > West Athens Victory Garden
- > Chester Washington Golf course

## Parks

- > Helen Keller Park
- > Vista Pointe Community Park

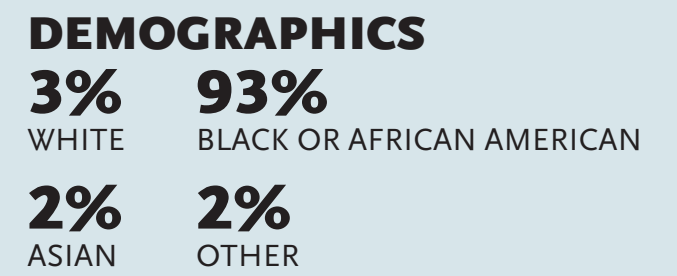
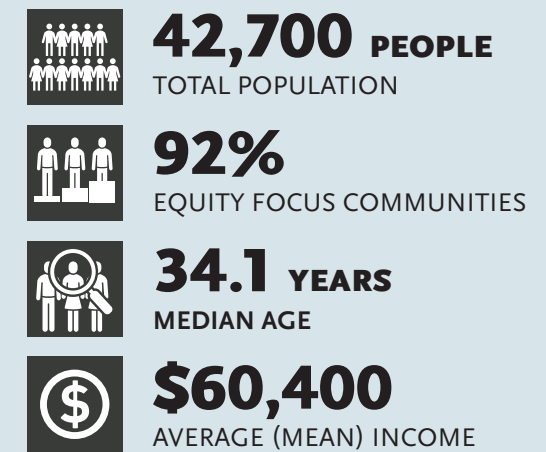
## Transit Lines

- > Metro C Line – Vermont and Athens Station
- > Metro Bus
- > Gardena GTrans



# Task 3 – Community Spotlights Report

## Westmont and West Athens

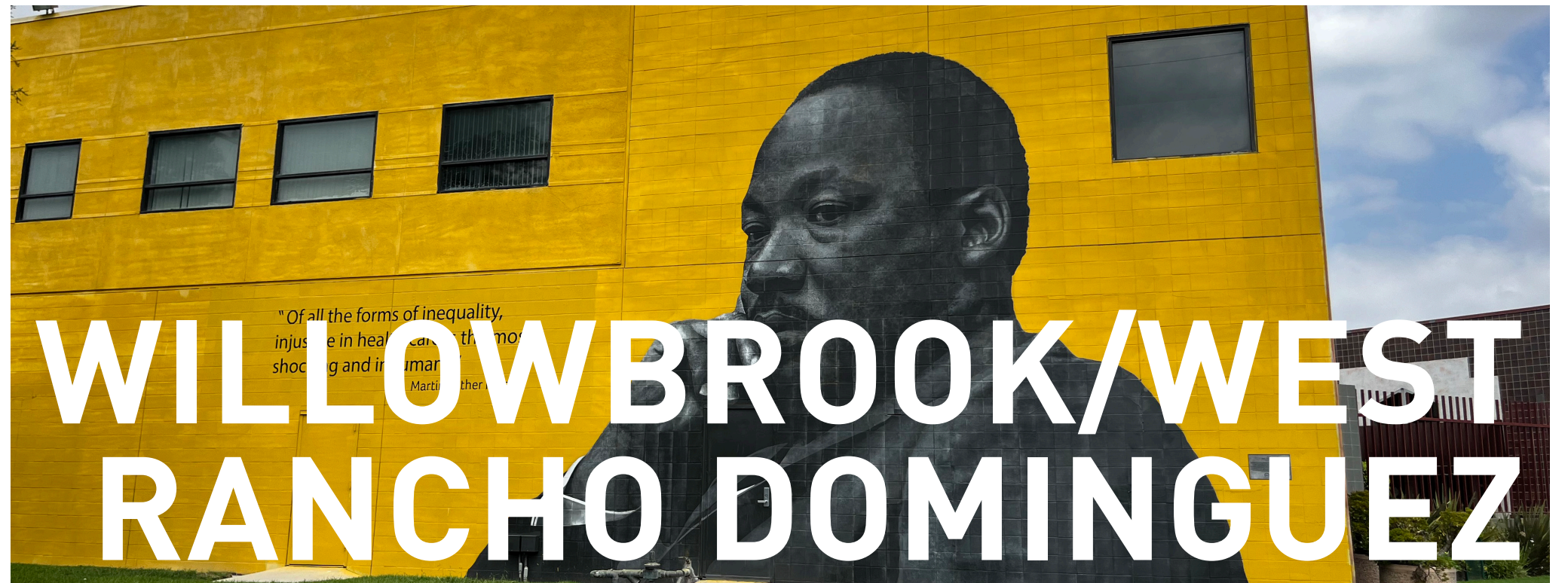


*\*Demographic Data Source: 2020 US Census;  
Equity Data Source: LA Metro's Office of Equity and Race*



# Task 3 – Community Spotlights Report

## Willowbrook/West Rancho Dominguez



# Task 3 – Community Spotlights Report

## Willowbrook/West Rancho Dominguez

# Willowbrook/ West Rancho Dominguez

Willowbrook/West Rancho Dominguez grew as a community following the opening of a Pacific Electric streetcar stop along the Willowbrook Tract in the 1900s, which is now a Metro A and C Line station. This community is generally residential, with a few commercial areas dispersed throughout, while some light industrial-zoned areas are located within West Rancho Dominguez. Major destinations within Willowbrook/West Rancho Dominguez include the newly renovated 104-acre Earvin “Magic” Johnson Park and the Martin Luther King, Jr. Community Hospital campus. Affordable housing and mobility hub developments near the hospital campus have helped to revitalize the community and improve the quality of life.

Willowbrook/West Rancho Dominguez is adjacent to I-110 to the west and I-105 to the north. The Metro A and C Lines converge in the unincorporated community at the Willowbrook/Rosa Parks Station. On average, there have been approximately 7,100 weekday boardings in 2023 at this station. The Alameda Corridor trench is the community's eastern edge, a passageway for 25% of U.S. waterborne international trade.

### Landmark

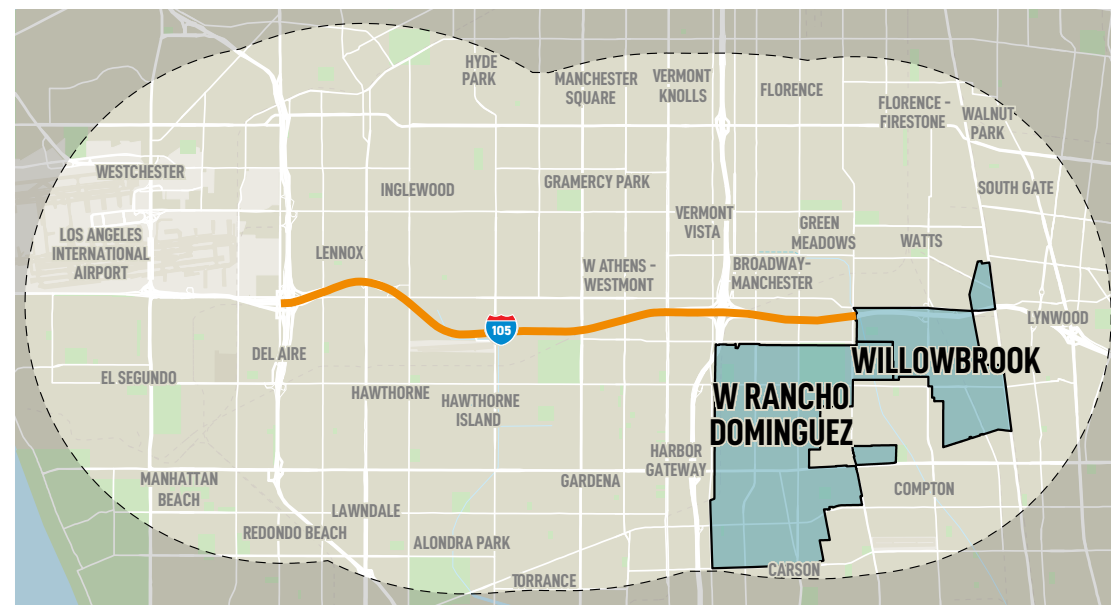
- > Charles R. Drew University of Medicine
- > Martin Luther King, Jr. Community Hospital

### Parks

- > Athens Park
- > Earvin “Magic” Johnson Park
- > Enterprise County Park
- > George Washington Carver Park
- > Roy Campanella Park

### Transit Lines

- > Metro A and C Lines – Willowbrook/Rosa Parks Station
- > Metro Bus
- > Hahn’s Trolley and Shuttle Service
- > LADOT DASH
- > Lynwood Breeze
- > Willowbrook Link



- 48,300 PEOPLE**  
TOTAL POPULATION
- 87%**  
EQUITY FOCUS COMMUNITIES
- 32.7 YEARS**  
MEDIAN AGE
- \$68,900**  
AVERAGE (MEAN) INCOME

### DEMOGRAPHICS

- 6%** WHITE
- 89%** BLACK OR AFRICAN AMERICAN
- 3%** ASIAN
- 2%** OTHER

\*Demographic Data Source: 2020 US Census;  
Equity Data Source: LA Metro's Office of Equity and Race



