

Comparing Arcadia, CA and Monterey Park, CA for Apartment Development Project

CAPSTONE PROJECT

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Introduction

1.1 Background

A Chinese developer is interested to build an apartment in one of Los Angeles county area which is predominantly populated by Asian. Right now, they are considering to build an apartment in either Arcadia, CA or Monterey Park, CA which are among top popular place for Chinese to live. The goal of this report is to provide the developer some data about these two locations, to describe the pro and con of building an apartment in one of these cities, and hopefully be able to help them make a decision.

1.2 Why Arcadia, CA and Monterey Park, CA?

1.2.1 Dining and Recreation

Both Arcadia and Monterey Park have plenty of top rated Asian restaurants. Many Asians from other cities are willing to drive an extra miles so they can enjoy the food in either Arcadia or Monterey Park, CA. Similarly, both offering residents attractive, well-maintained public parks at locations central to the residential neighborhoods. Both cities residents also have opportunities to use public school facilities for recreation.

1.2.2 School

Currently Arcadia Unified School District is ranked as top 3 Best 2020 Public School Districts with grade A+ in the Los Angeles Area, while Monterey Park schools which are served by the Alhambra,

Garvey, Los Angeles, and Montebello school districts received grade A, B, B-, and C- respectively [1]. Since the rental cost in Arcadia is higher than that in Monterey Park, Arcadia seems to be more attractive for those with children and extra budget. Still, we will presents some data related to the school ranking or quality for the developer to consider.

1.2.3 Safety and Public Transportation

According to [Neighborhood Scout](#), the crime index in Arcadia is 20, i.e., it is safer than 20% of U.S. Cities, while the crime index in Monterey Park is 16, i.e., it is safer than 16% of U.S. Cities. Therefore, Arcadia seems to do a little better than Monterey Park in term of safety. In term of public transportation, both Arcadia and Monterey Park have Metro Bus Lines which provides an excellent service to the community. It is something that the renters of an apartment are looking for when choosing a place to live. We will use these safety and transportation data to show the investor that it good to invest in one of these cities.

Data

2.1 List of Data which will be Use in this Report

1. We will use **Foursquare** to explore dining and recreation around the neighborhood of Arcadia and Monterey Park, CA, then show the results in tables or maps.
2. To get the crime data, we will use [City Data](#) and [FBI Report of Offenses Known to Law Enforcement](#). The data of both cities will be presented in a table or graph for the developer to compare crime rate in both cities.
3. For the school district data, we will use [California School Districts by U.S. News](#). The data shows college readiness, mathematics proficiency, and English proficiency. We will use a bar graph to compare each school district rating.

Bibliography

- [1] *2020 Best School Districts in the Los Angeles Area*. NICHE. July 30, 2020. URL: <https://www.niche.com/k12/search/best-school-districts/>.