



Foothill communities add value to region

San Gabriel Valley Tribune • 6/23/2006

AZUSANS and all San Gabriel Valley residents are being reminded - all over again - just how valuable the foothill communities are to our region.

It's hard to place a price tag on such a resource, but the foothills have to be ranked as some of the most "un-Los Angeles-like" living spaces in Southern California. It's no wonder that Azusa Land Partners, after almost 20 years of planning, is laying the first foundations of a planned 1,250-home development in what was the Monrovia Nursery in north Azusa, in the shadow of the San Gabriels.

Last week, Taylor Woodrow Homes estimated the first 58 homes of this, the largest housing development in the San Gabriel Valley in decades, will be occupied by the end of the year. The price tag - even in a softening housing market - will be well above \$1 million per home.

Rosedale developers were smart to begin the master-planned community with million-dollar estates. These homes will serve to showcase the development and point to the quality expected in the remainder of the homes. Of course, they also point out the value of San Gabriel Valley foothill real estate.

On the first day of sales, people lined up to ask questions, and many returned that afternoon with spouses and family in tow. Some folks living in Rancho Cucamonga or Upland are looking to move up and in - closer to jobs in Pasadena and Los Angeles - and others are coming from other SGV communities.

No doubt, the Valley's housing market remains hot, at least for such premium homes in such A-1 locations.

Before the foundations were laid, excavators unearthed prehistoric artifacts used for making food at an ancient Tongva/Gabrielino Indian village known as Azhuukshanga, from which Azusa got its name. This month, those cooking implements and other food-processing tools were put on display at the Azusa City Library for what was called "A Celebration of Azusa's Past."

Seems like modern man is catching up with what the Tongva knew centuries ago: The foothill region is a fertile living space, an ideal homestead.

Certainly, the foothills in the time after the Tongva were a fertile swath for growing citrus. Later, they sprouted some of our finest individual communities with a tug from the railroads bringing eastern settlers.

Now that the region has come full circle, we see Rosedale as a quality home development, one that will increase the value of this foothill community, as well as others in the San Gabriel Valley.