

LAMANDA PARK

(A NEW SPECIFIC PLAN)

Planning Commission Study Session
August 23, 2023



OUR PASADENA
PUTTING THE PLAN IN MOTION

Purpose of Tonight's Discussion

- Focus on the plan boundary and concepts
- Share preliminary development and design standards
- After tonight, staff will craft goals, policies, and implementation programs



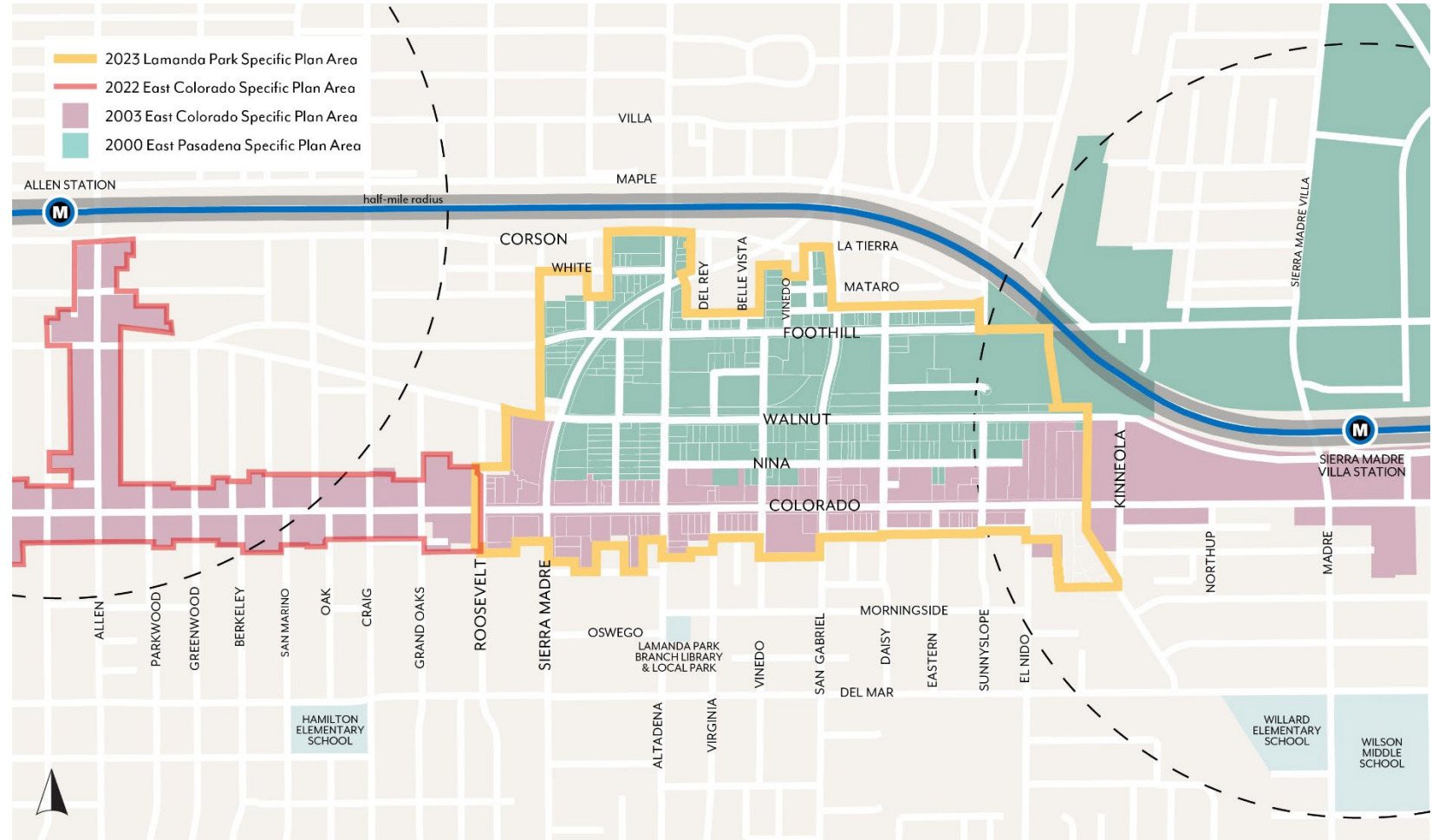
Lamanda Park Area – General Location

- Located in east Pasadena
- Commercial and 'industrial' focused area of the City



Lamanda Park Area

- South of the I-210 freeway bounded by Roosevelt St to the west & Kinneloa St to the east
- East-West corridors include Foothill Blvd, Walnut St, & Colorado Blvd
- Incorporates former East Colorado & East Pasadena Specific Plan areas



Historic Context

- 1885 – Sunnyslope Ranch (vineyards & orchards)
- 1886 – Santa Fe Railroad passenger trains run along San Gabriel Blvd & Walnut St with a stop at Lamanda Park
- 1910s – Trolley service on Colorado Blvd reaches Lamanda Park (turnaround at Sierra Madre Blvd)
- 1920 – Lamanda Park area annexed by Pasadena & building boom
- 1941 – Railroad passenger train service stops & focus on auto-oriented buildings/uses
- 1950-1969 – Majority of the buildings are constructed with large industrial & commercial footprint
- 1976 – Foothill (I-210) freeway opens



For additional information refer to Attachment A of the Staff Report

COMMUNITY ENGAGEMENT



Work to Date Summary

Phase 1

- Community open house
- Comprehensive existing conditions analyses (land use, urban form/design, mobility)
- Visioning
- First round of public workshops

Phase 3

- Initial draft objective standards
- Test fit models for prototypical sites
- Design and Northwest Commission review
- Third round of public workshops
- **Draft plan chapters and development and design standards**

Phase 2

- Technical studies (market/proforma, open space, modulation, etc.)
- Past projects and pipeline review
- Preliminary land use/urban design/public realm concepts
- Second round of public workshops

Phase 4

- Refinements to objective standards
- Specific Plan Draft Proposed Plan
- Draft General Plan amendments
- Planning Commission and City Council review and adoption process

Preliminary Draft Plan (January 2021)



- Preliminary vision and concepts for each subarea
- Preliminary draft objective standards and use regulations (e.g. sidewalk widths, building heights, setbacks, and open space)

Emerging Themes

- **Prioritize the area for local jobs and neighborhood services**
 - Emphasis on light industrial, research & development, creative uses
 - Work/live options
 - Street trees and linear green spaces
- **Preference for Colorado Boulevard to be a pedestrian-friendly 'Main Street'**
 - Support restaurants/eateries, arts & crafts, music, fitness and health/science
 - Allow a variety of housing options
 - Streetscape enhancements

Round 1 & 2 Community Workshops



Walking Tour – September 2019



For additional information refer to Attachment B of the Staff Report

PRELIMINARY DRAFT PLAN VISION

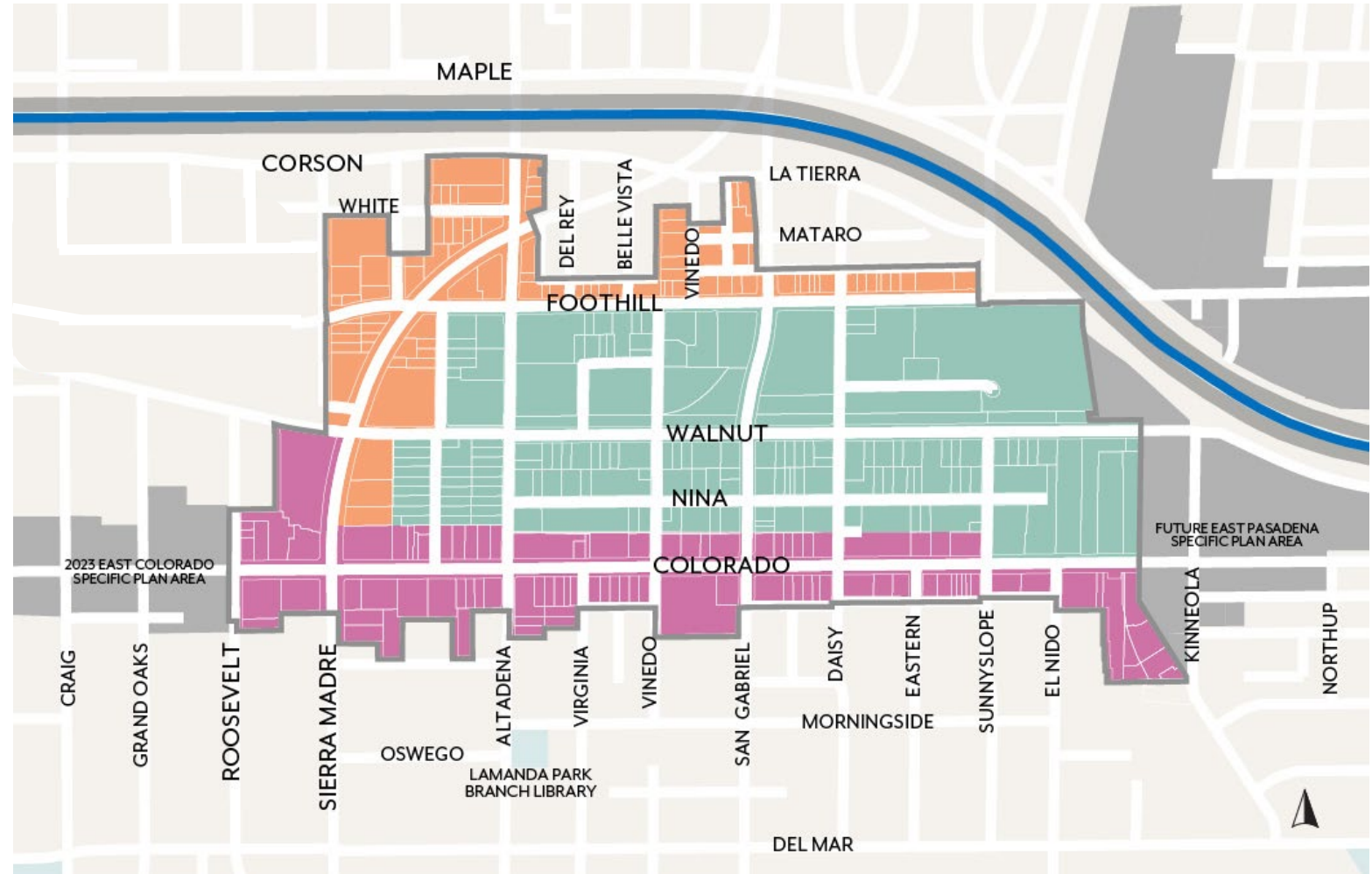


Preliminary Draft Plan Vision

Lamanda Park is envisioned as a center of innovative business and creative industries, supported by flexible workspaces, a vibrant public realm, and housing opportunities near employment, retail, and services.

Organized into 3 Subareas:

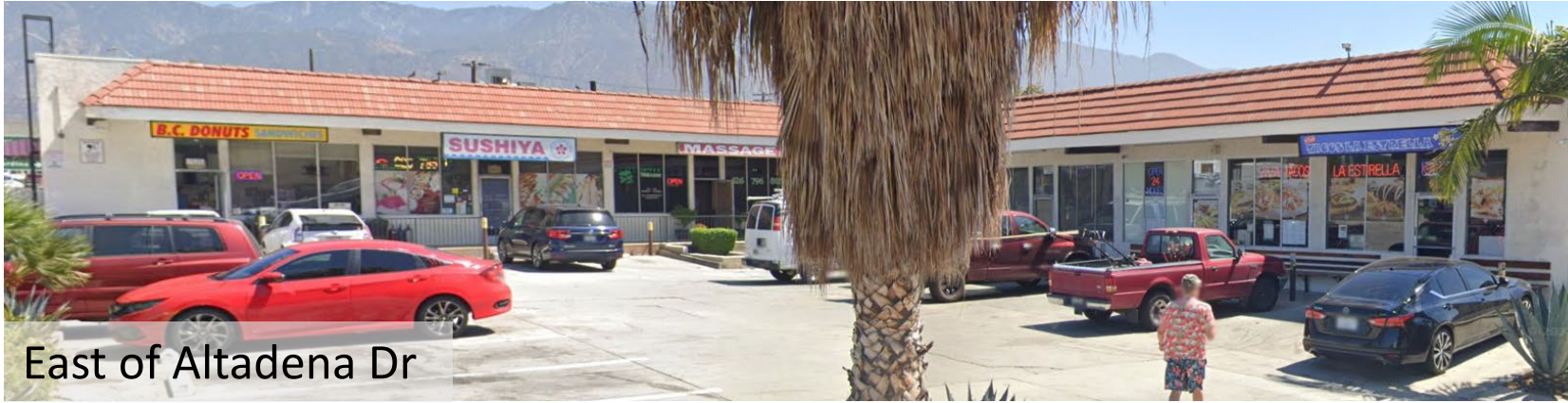
-  **Foothill/Sierra Madre Corridors**
-  **R&D Flex**
-  **Colorado Blvd Mixed-Use**



FOOTHILL / SIERRA MADRE CORRIDORS



Foothill Boulevard: Existing Building Types



East of Altadena Dr



East of Vinedo Ave



East of Daisy Ave

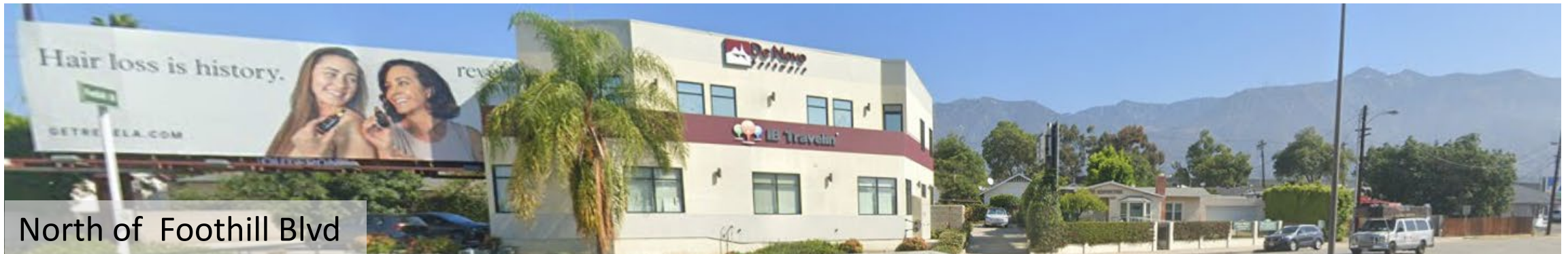
Sierra Madre Boulevard: Existing Building Types



North of Colorado Blvd



North of Walnut St



North of Foothill Blvd

Foothill / Sierra Madre Corridors: Draft Concept

ENHANCED COMMERCIAL DISTRICT

A broad range of uses will promote continued economic vitality in the commercial areas while maintaining the one- and two-story scale of the area

COHESIVE CHARACTER

Uniform street trees and parkways will help to establish a more cohesive character for Foothill Boulevard.



BEAUTIFIED PARKING

Landscaping requirements for surface parking lots will help keep cars and pedestrians cool, and enhance the area's visual character by screening parking lots from the street and sidewalk.

LOCAL SERVICES

Commercial-only development will build on the area's existing commercial character, providing employment opportunity and access to local services and amenities.

PEDESTRIAN IMPROVEMENTS

Enhanced landscaping and amenities in sidewalks and setbacks will create a more comfortable pedestrian experience along Foothill and Sierra Madre.

Foothill / Sierra Madre Corridors: Draft Standards

- **Low-Scale Commercial Building**

- 36' height limit (1 to 3-stories)
- Minimum 15' ground floor height
- FAR of 1.0

- **Building Setback Range**

- Foothill Blvd: 5-10' (% of building frontage)
- Sierra Madre Blvd: 3-10' (% of building frontage)

- **Landscaping and Screening (Fences/Walls)**

- Maximum 6' height (portions over 42" in height must be 50% transparent)
- Minimum 3' setback from the sidewalk (area to include landscaping)



Foothill / Sierra Madre Corridors: Draft Standards

• Pedestrian-Friendly Design Treatments

- Primary entrance on the frontage
- Distinguish doorways with architectural features
- Require % of building transparency
- Blank walls over certain feet to include architectural treatments and/or public art
- Conceal security bars on windows
- Limit driveways if accessible from a secondary street or alley (most of the north side of Foothill Blvd is accessible via Wegner Alley)
- Locate parking behind the required setback and include landscaping



Northside of Foothill Blvd between Daisy & Sunnyslope St

Foothill / Sierra Madre Corridors: Variety of Commercial Uses



Type(s) of New Development Preferred considering the variety of allowable commercial uses

- Setbacks –
 - Building near the sidewalk with some landscaping or none
 - Building with a landscaped larger setbacks



R&D FLEX



R&D Flex: Draft Subarea Boundary



Existing research & development, health tech, life/sciences, incubator hub

Southside of Foothill Boulevard: Existing Building Types



East of Altadena Dr



East of Vinedo Ave



East of Daisy Ave



Walnut St: Existing Building Types



East of Altadena Dr



East of Vinedo Ave



East of Daisy Ave

Nina St: Existing Building Types



East of Altadena Dr



East of Vinedo Ave



East of Daisy Ave

San Gabriel Blvd: Existing Building Types



South of Foothill Blvd



South of Walnut Ave



South of Nina St



R&D Flex: Draft Concept

INDUSTRIAL ECONOMY

Promote long-term economic stability for the City by maintaining large scale industrial parcels and uses.

SUPPORT BUSINESS

Larger industries and buildings are allowed north of Walnut Street, with lower scale buildings and smaller lot sizes preserved south of Walnut St.

HOUSING OPTIONS

Opportunities for new housing in the low mixed-use zone help create a cohesive district, locating residents near employment, retail, and services



CREATIVE PROGRAMMING

Enable temporary programming of parcels in the former rail right-of-way adjacent to industrial offices, such as a food truck court for outdoor dining, and turf areas for play.

FLEXIBLE USES

Enable reuse of properties to promote neighborhood-scaled light industrial uses between Walnut Street and Nina Street through flexible use permissions and reduced parking requirements. Allow retail and live/work housing for greater long-term flexibility.

PEDESTRIAN IMPROVEMENTS

Enhanced landscaping and amenities in sidewalks and setbacks create a more comfortable pedestrian experience and connect to the Colorado mixed-use area.

R&D Flex: Draft Standards

- **Low- to Medium-Scale Buildings**

- South of Walnut St: small building footprint with 35' height limit (min. 15' ground floor)
- North of Walnut St: large building footprints with 45' height limit (min. 24' ground floor)

- **Building Setback Ranges**

- Walnut St: 0'
- Nina St: 2-5' (% of building frontage)
- San Gabriel Blvd: Min 3' (% of building frontage)
- Foothill Blvd: 5-10' (% of building frontage)

- **Landscaping and Screening (Fences/Walls)**

- Maximum 8' height (portions over 48" in height must be 50% transparent)
- Minimum 18" setback from the sidewalk (area to include landscaping)



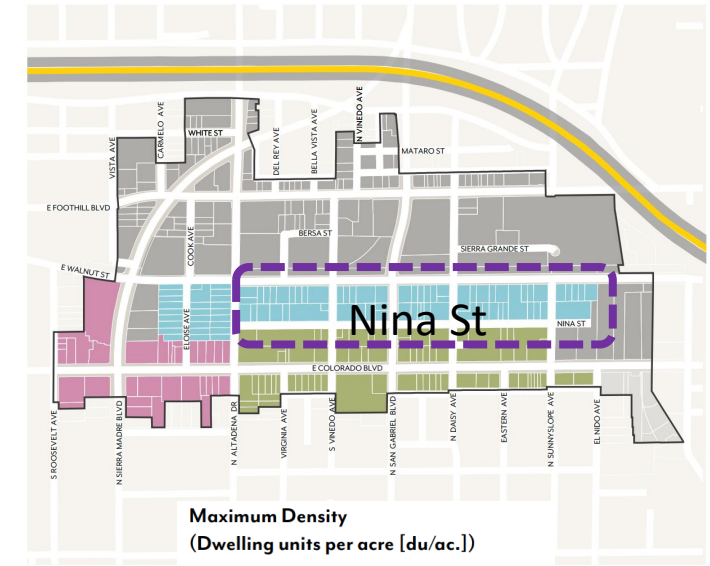
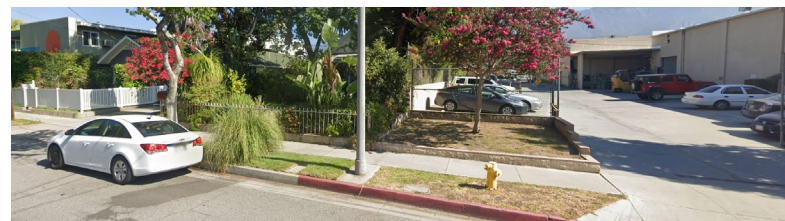
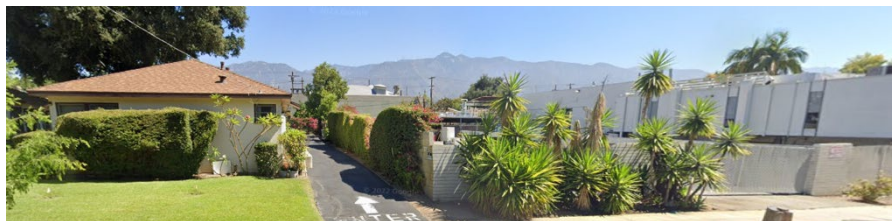
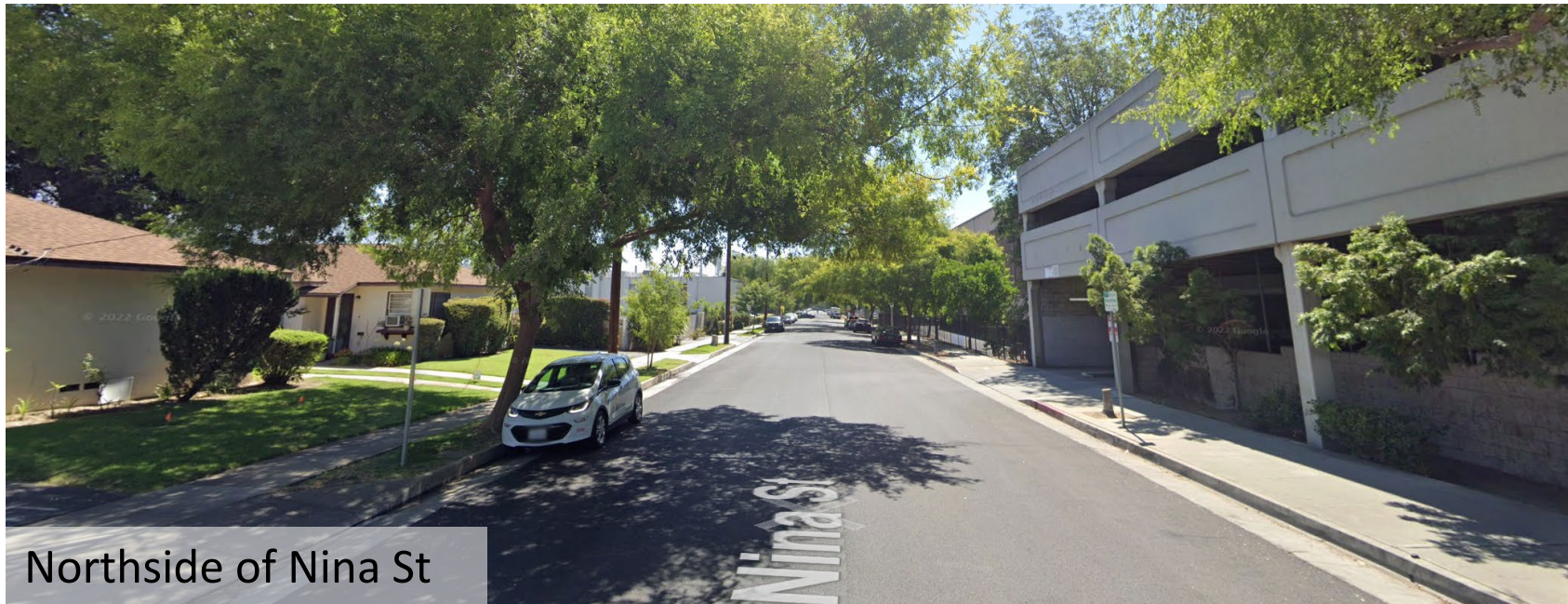
R&D Flex: Draft Standards

- **Pedestrian-Friendly Design Treatments for ‘Industrial Areas’**
 - Locate a pedestrian entrance on the primary building frontage and/or connect the entrance to the sidewalk
 - Some transparency required, such as windows
 - Screen blank walls over certain feet with vertical vines or tall shrubs
 - Conceal security bars on windows and doors
 - Locate ‘mechanical’ equipment on non-street facing facades or screen with landscaping and/or integrate into the building architecture
 - Parking, loading, and logistics:
 - Prohibit within required setback and/or in front of buildings
 - Locate loading facilities to the rear of buildings and/or screen
 - Landscape parking areas and include hedges adjacent to the sidewalk to screen



R&D Flex: Residential Uses

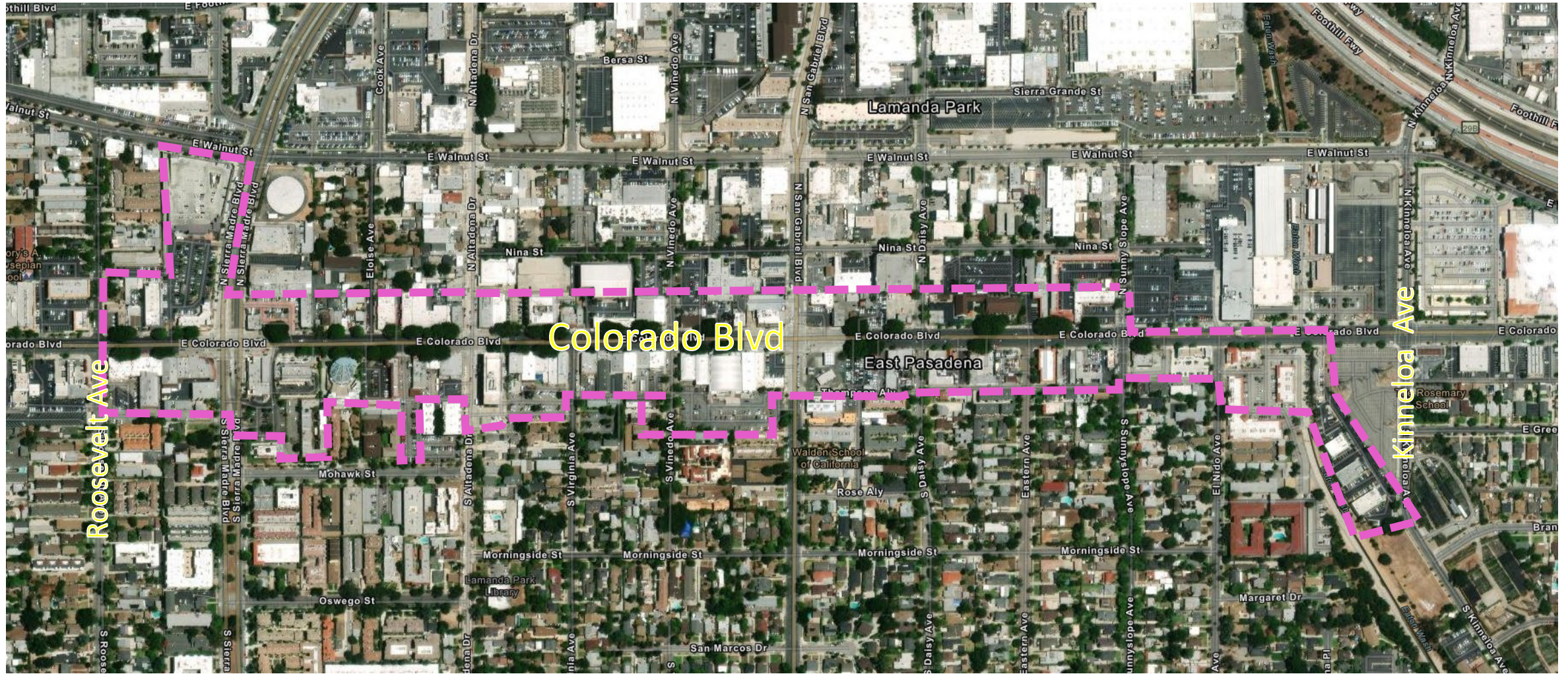
- **Design Treatments for Residential Uses Adjacent to 'Industrial' Areas**
 - Work/Live – northside of Nina St
 - Mixed-Use, including Residential – southside of Nina St



COLORADO BLVD MIXED-USE



Colorado Blvd Mixed-Use: Draft Subarea Boundary



Existing corridor with a variety of neighborhood-type commercial uses

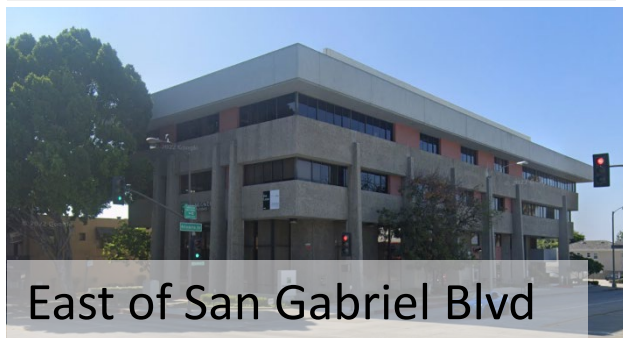
Colorado Boulevard: Existing Building Types



East of Roosevelt Ave



East of Sierra Madre Blvd



East of San Gabriel Blvd



Colorado Boulevard: Existing Building Types



East of Sierra Madre Blvd



East of Daisy Ave



East of San Gabriel Blvd



Colorado Blvd Mixed-Use : Draft Concept

ECLECTIC DISTRICT

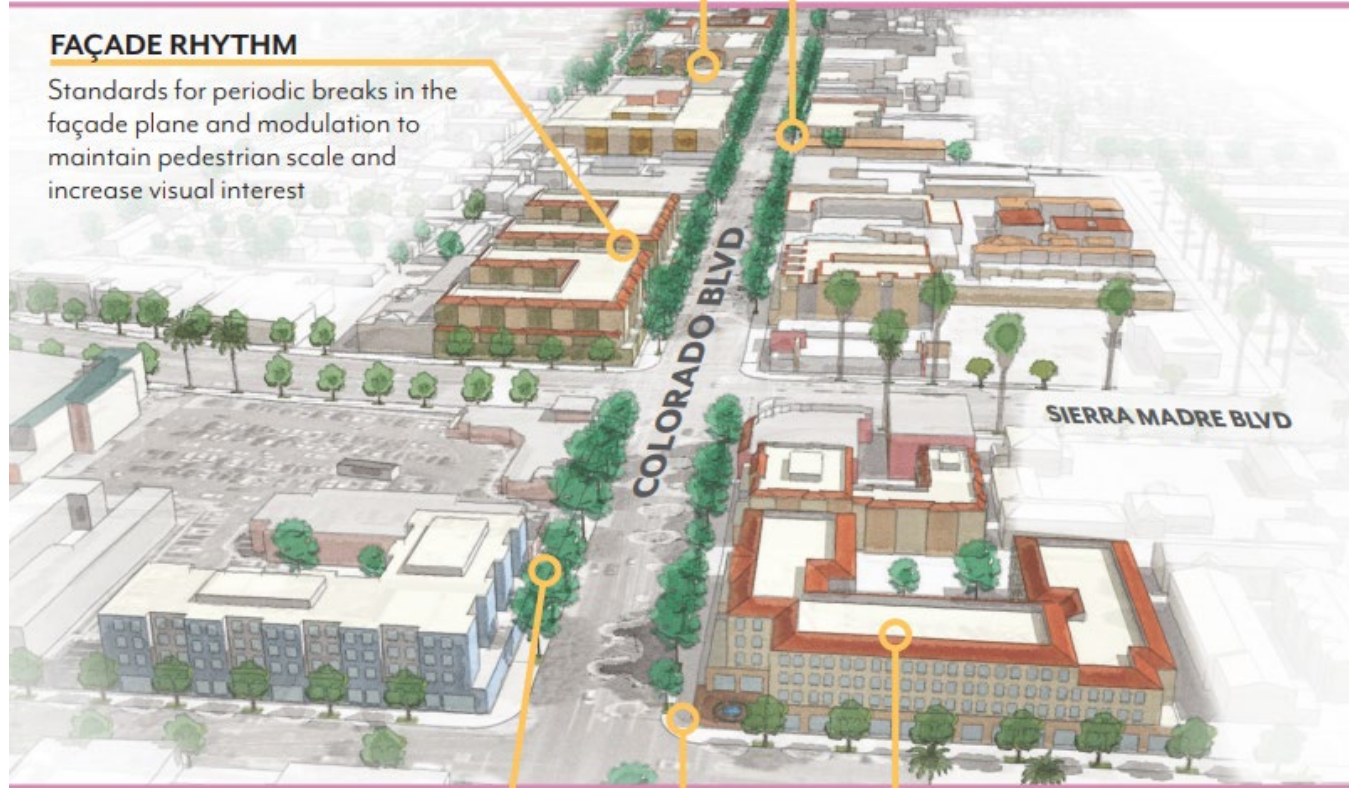
Lower-scale infill development east of Altadena Drive that enhances the public realm, creating an engaging street experience, and contributing to the employment and mixed-use setting.

ENHANCED PUBLIC REALM

Wide sidewalks, shade trees, and sidewalk dining that support community interaction and a sense of place.

FAÇADE RHYTHM

Standards for periodic breaks in the façade plane and modulation to maintain pedestrian scale and increase visual interest



FLOURISHING TREE CANOPY

Setback and stepback standards that enhance and complement the mature ficus tree canopy along East Colorado Boulevard

PUBLIC OPEN SPACE

Public open space requirements for larger developments create community serving plazas with seating and landscaping

VIBRANT MIXED-USE

A vibrant neighborhood introducing mixed-use residential with retail, amenities, services, and jobs in walking distance. Broader mix of uses increases employment and housing options.

Colorado Blvd Mixed-Use: Draft Standards

- **Low- to Medium-Scale Commercial and Residential Buildings**

- Between Roosevelt and Altadena Dr: 51' (4-stories)
- East of Altadena Dr: 39' (1 to 3-stories)

- **Building Setback Ranges and Upper Stepback**

- Street setback: 2-7' (% of building frontage)
- Upper Stepback
 - Colorado Blvd: 8' stepback above 15'
 - Sierra Madre Blvd: 15' stepback above 36'

- **Landscaping and Screening (Fences/Walls)**

- Maximum 6' height (portions over 42" in height must be 50% transparent)
- Minimum 3' setback from the sidewalk (area to include landscaping)



Colorado Blvd Mixed-Use: Draft Standards

- **Pedestrian-Friendly Design Treatments for Mixed-Use Corridor**

- Commercial uses on the ground floor (for a % of building frontage)
- Primary entrance on the frontage
- Distinguish doorways with architectural features
- Require % of building transparency
- Blank walls over certain feet to include architectural treatments and/or public art
- Conceal security bars on windows
- Limit driveways if accessible from a secondary street or alley
- Locate parking behind the required setback and include landscaping
- Publicly accessible open space in the form of a plaza on Colorado Blvd between Roosevelt Ave and Altadena Dr (required of a large project)



NEXT STEPS





Next Steps after Tonight's Discussion

- Review plan boundaries and subarea concepts and recommend refinements
- Review, revise, and craft new development and design standards
- Begin to craft goals, policies, and implementation programs
 - Incorporate public realm priorities (e.g. mid-block crossings, bicycle-related improvements, placemaking opportunities) to provide guidance to other City Departments

THANK YOU

