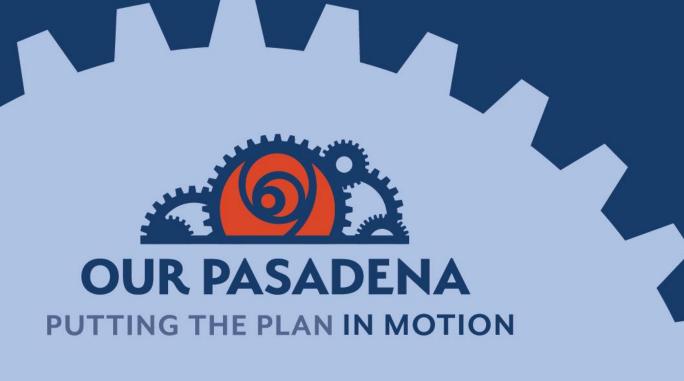
SOUTH FAIR OAKS SPECIFIC PLAN AREA

May 24, 2018



WELCOME



Workshop Agenda



Introduction

Provide information about the program and introduce the team



Background Information

Share information about the South Fair Oaks Specific Plan area



Small Group Discussion

Engage in a conversation with the community about the future

BACKGROUND

The 2015 General Plan



Pasadena's General Plan

Sets forth a long-term vision and plan for how the City should grow and develop



Elements

Mobility Noise and Use Housing **Open Space** Green Space, Safety and Conservation **Recreation and Parks**

Guiding Principles



Target growth to enhance quality of life



Preserve historic resources



economic vitality





Make car-free circulation possible

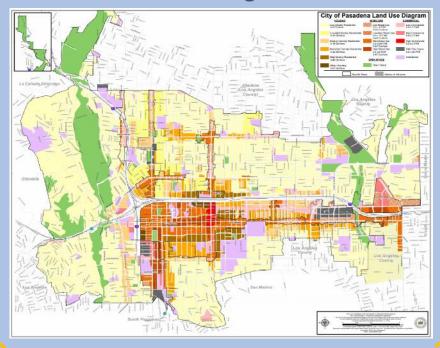


Be a leader in the region





Land Use Diagram

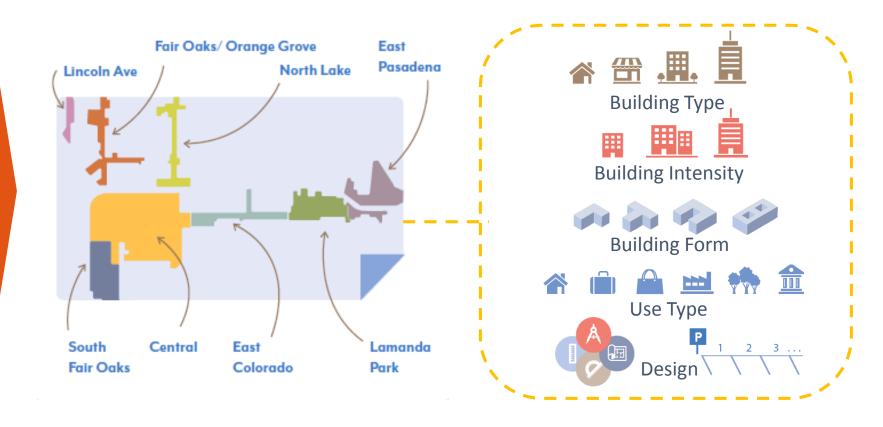


Development Capacities

66 Policy 1.3 Development Capacities. Regulate building intensity and population density consistently with the designations established by the Land Use Diagram.

Regulating Development

Specific Plans and the Zoning Code



PUTTING THE PLAN IN MOTION

What is 'Our Pasadena'?

Updating Existing Rules



Central District



East Colorado



East Pasadena



Fair Oaks/ Orange Grove



Lamanda Park



Lincoln Avenue



North Lake



South Fair Oaks

Program objectives

- Create tailored development regulations to address building form, uses, and density that reflect community values
- Create **new Zoning Districts** to correspond with the new Land Use Designations (e.g., Mixed-Use and R&D Flex)
- Create concise and understandable rules and regulations

Program Timeline

WORKSHOP #2

The objectives for the second workshop are to present land use

and urban form alternatives in

economic analysis.

Feedback will inform the

Purpose

response to input received, as well

as existing conditions analysis, and

development of a draft Specific Plan

document and crafting of Zoning

Code changes for implementation.



PROGRAM LAUNCH

Kicked off Our Pasadena- Putting the Plan in Motion by hosting three citywide open houses to introduce the program and solicit broad input about community values and concerns.

Purpose

Educate the public about the program and opportunities for participation, Initial feedback provided a "temperature check" of the community.

HERE!

WORKSHOP #1

The first workshop's objectives are to refine the General Plan vision, goals, and policies as they apply to each unique Specific Plan Area. Discuss desired land uses, density ranges, and general urban form.

Feedback will help in developing potential alternatives for each Specific Plan area.



WORKSHOP #3

The objective for the third workshop is to present the draft Specific Plans, including draft goals/policies, densities, urban design guidelines, land uses, regulatory schemes, and potential implementation strategies.

Comments received will assist in refining the draft document that will be presented to Design and Planning Commissions and City



ADOPTION

PROCESS

City will present the Specific Plan document and proposed Zoning Code changes to the Design and Planning Commissions for their recommendations, and ultimately the City Council for final approval. Public hearings will be held at each step.

Purpose

Adopt the Specific Plans and corresponding changes to the Zoning Code so that future development in the City reflects the community's values and is consistent with the General Plan.

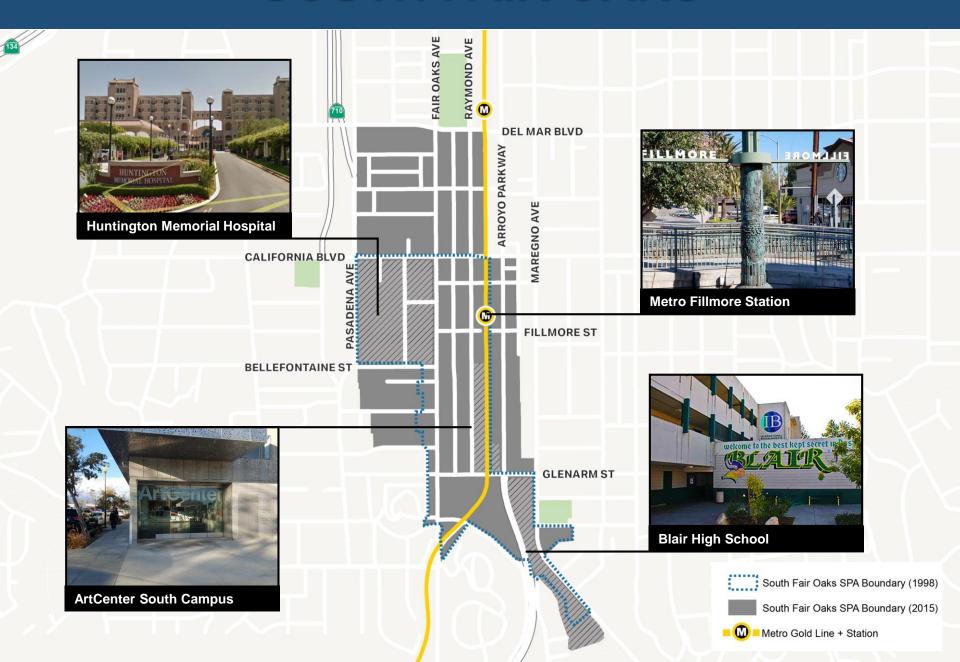




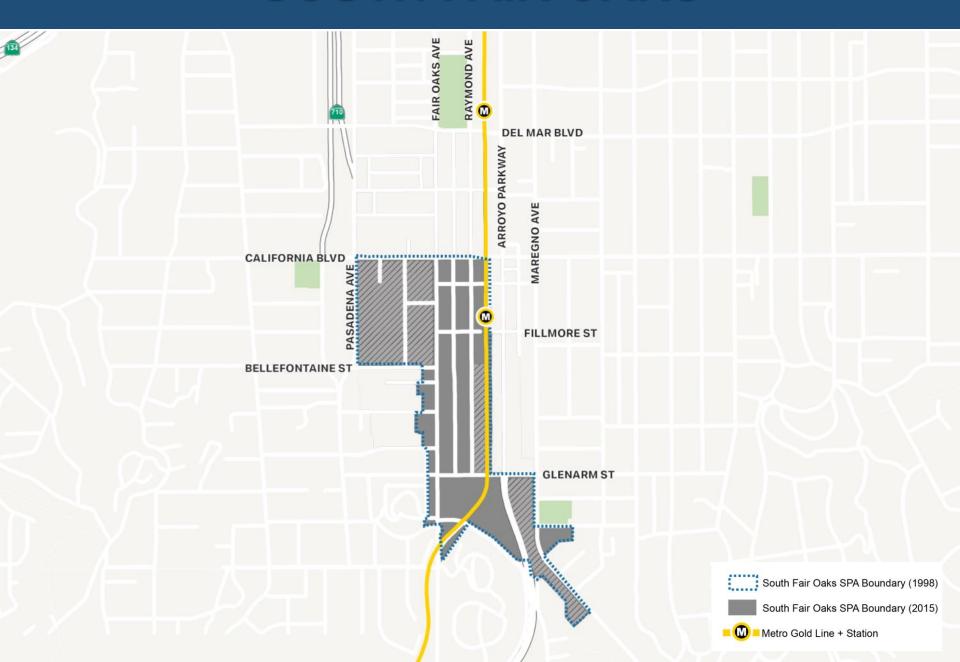
SOUTH FAIR OAKS SPECIFIC PLAN AREA

Getting specific

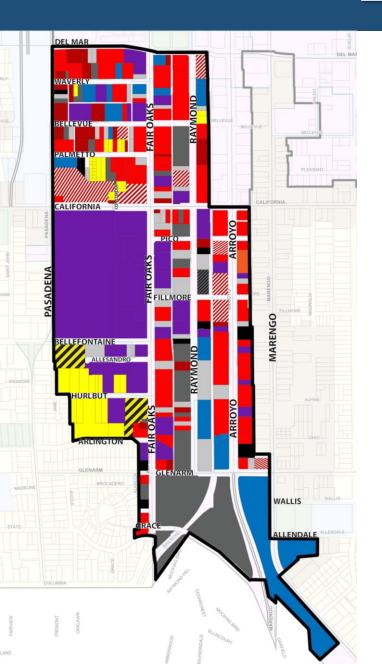
SOUTH FAIR OAKS



SOUTH FAIR OAKS



LAND USE















BUILDING CHARACTER







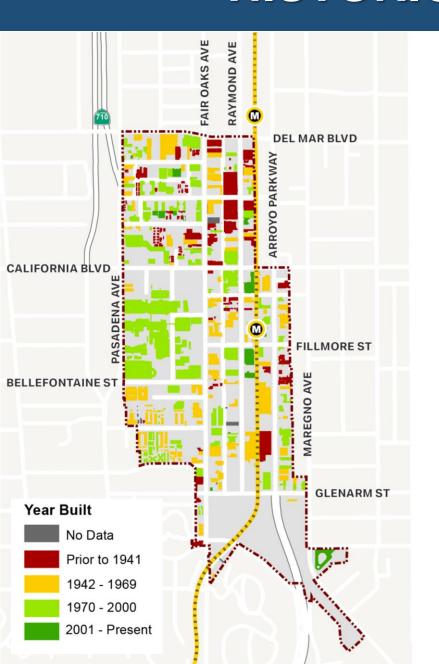






- Creative, contemporary architecture
- Warehouse adaptive reuse
- Modern medical facilities

HISTORIC BUILDINGS









BUILDING HEIGHT





- 1 to 6 stories
- 2 to 4 stories most common

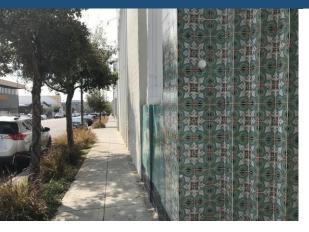








BUILDING SETBACKS







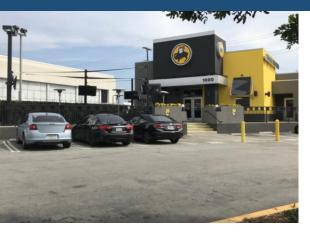






- Zero foot setback common
- Five foot setbacks also observed
- Larger residential setbacks

PARKING













- Largely on-site parking
- Mix of surface, structured, and on-street parking
- Roughly 25% of land area devoted to parking

PUBLIC REALM













- Streetscape reflects autoorientation
- Narrow sidewalks
- Inconsistent tree canopy
- Limited public space

MOBILITY



- Excellent rail and bus transit access
- Pedestrian challenges
 - Long block lengths
 - Lack of crossing opportunities
 - Minimal shade
 - Gold Line creates barrier
- Limited bike facilities

PLANNING FOR TOMORROW

What is envisioned for this area?

General Vision for South Fair Oaks

Creative Culture

Foster creativity with flex space for start-ups, creative offices, and institutions, with visual variety in building style.

Medical Community

Capitalize on Huntington Hospital by expanding medical offices and businesses, and creating housing for hospital employees.

Fillmore Transit Village

Support a mix of office, retail, and housing to expand customer base for the area and support ridership.

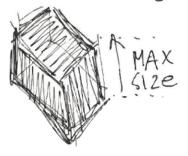
Neighborhood Compatibility

Thoughtful design for compatibility between new development and adjoining residential neighborhoods.

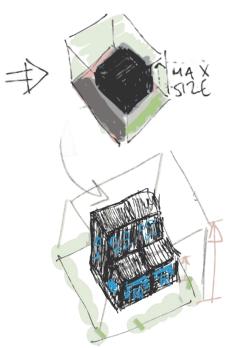


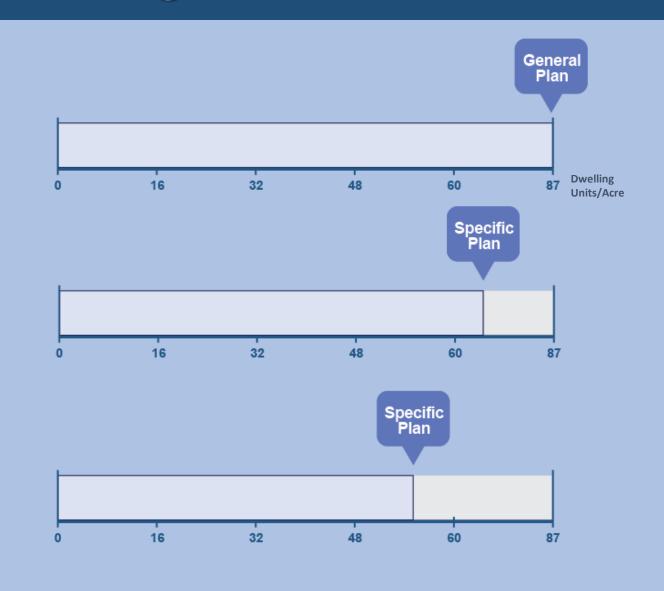
Refining the Vision

General Plan: Housing



Specific Plan: Mid-Rise





SMALL GROUP DISCUSSION

Let's talk about the details

Discussion Objectives



- Share thoughts, opinions, aspirations for the area
- Gather feedback about land uses, development, public space, and mobility
- Explore ideas for the neighborhood's future
- Listen and learn

CONCLUSION

What's next?



Other Upcoming Workshops

May 17, 2018

Armenian General

May 24, 2018

Tonight's Meeting

LINCOLN AVENUE

June 14, 2018 6:00 - 8:00 p.m.

Lincoln Avenue **Baptist Church**

1180 Lincoln Avenue Pasadena, CA 91103

NORTH LAKE

June 21, 2018 6:00 - 8:00 p.m.

Lake Avenue Church 393 North Lake Avenue Pasadena, CA 91101

CENTRAL DISTRICT

June 26, 2018 6:00 - 8:00 p.m.

Senior Center 85 East Holly Street Pasadena, CA 91103

FAIR OAKS/ ORANGE GROVE

July 12, 2018 6:00 - 8:00 p.m.

Fair Oaks Renaissance Plaza, Community Room 649 N. Fair Oaks Avenue, #203 Pasadena, CA 91103

EAST COLORADO

July 17, 2018 6:00 - 8:00 p.m.

Pasadena Community College, Creveling Lounge 1570 Fast Colorado Boulevard Pasadena, CA 91106

LAMANDA PARK

July 26, 2018 6:00 - 8:00 p.m.

Pasadena Christian Church 789 North Altadena Drive Pasadena, CA 91107

Workshop dates and locations are subject to change, please visit us online or follow us on social media to get the most updated information.





ourpasadena.org



THANK YOU

