

# LINCOLN AVENUE

## SPECIFIC PLAN AREA

February 28, 2019



**OUR PASADENA**

PUTTING THE PLAN IN MOTION

# WELCOME



# Workshop Agenda



Program Introduction



Specific Plan Overview



Outreach Overview + Draft Vision



Preliminary Concept



Small Group Discussion

# INTRODUCTION

*About the Program*

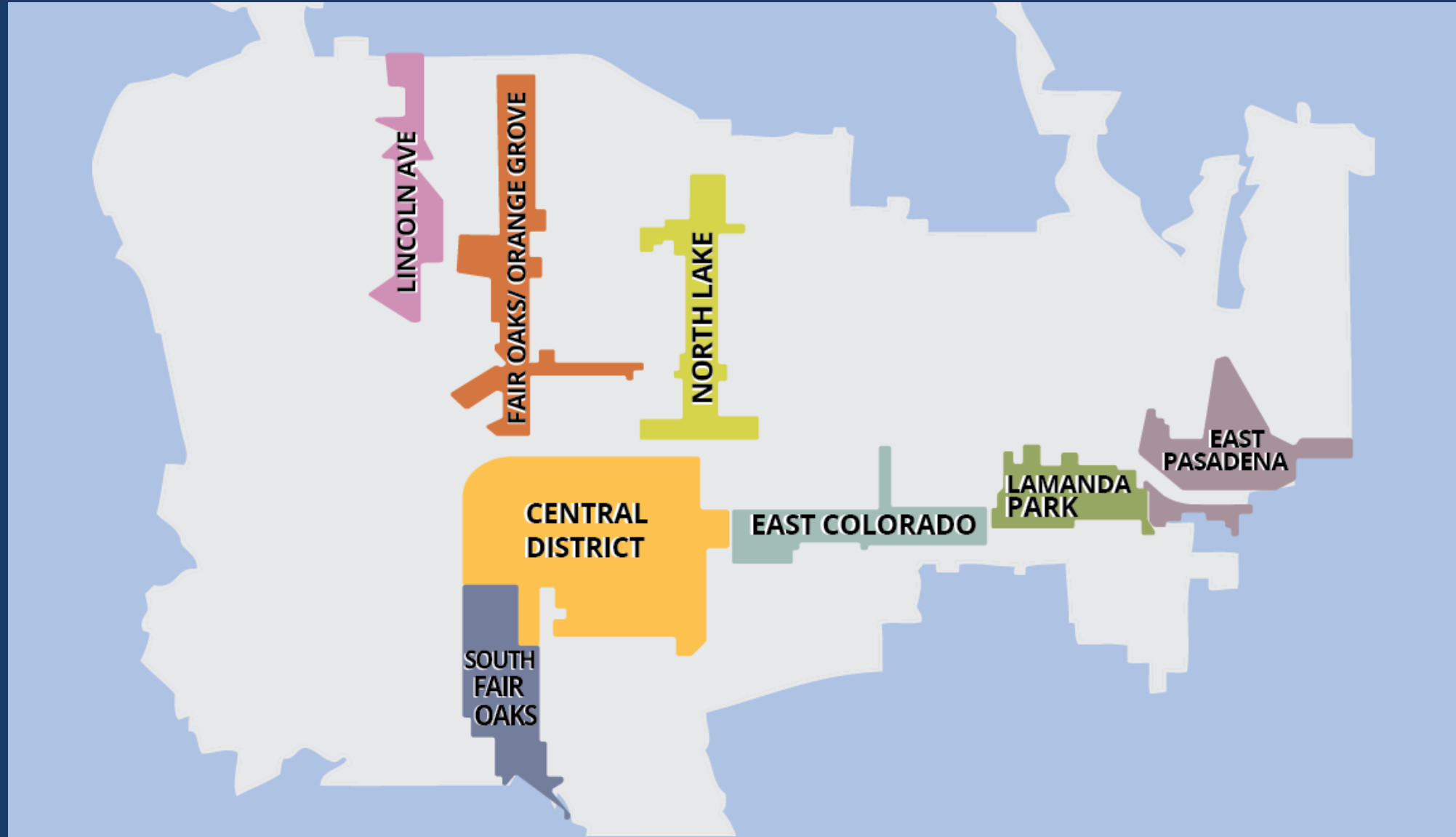




# About the Program

***Three-Year  
Program  
to Update  
Pasadena's  
8 Specific Plans  
Areas***

*(Launched in  
early 2018 )*



# What is a Specific Plan?

*A Specific Plan is planning and zoning document designed to implement the goals and policies of a city's Land Use Element of the General Plan.*

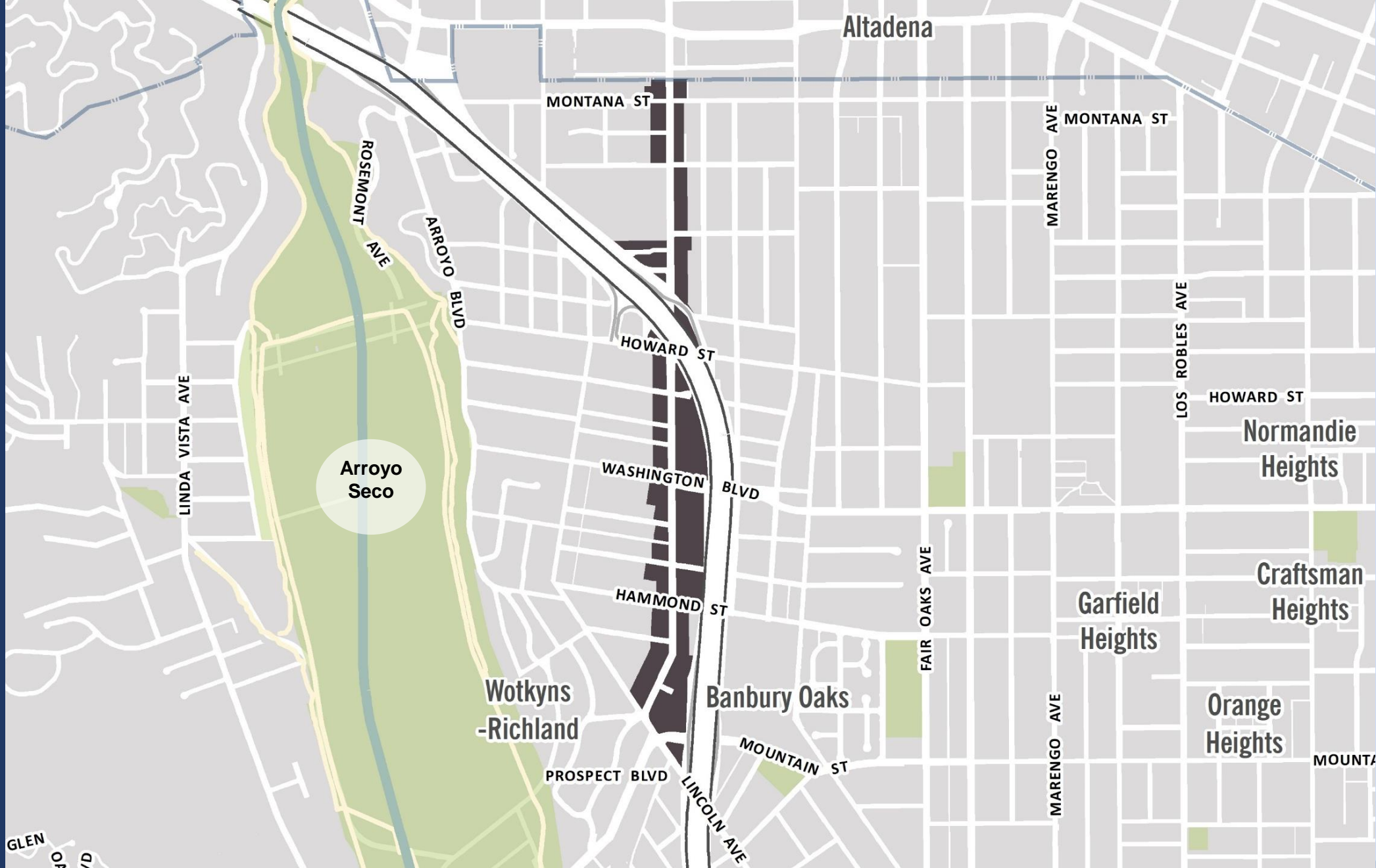
*It is a focused vision of a defined geographic area in a city that establishes neighborhood-specific design and land use goals and regulations.*

# LINCOLN AVENUE

*General Vision*



# Lincoln Avenue Specific Plan Area



# Lincoln Avenue Specific Plan



City of Pasadena

Lincoln Avenue Specific Plan

October 2013



- Create a neighborhood “main street” that serves as a focal point for the surrounding community
- Infuse some new residential into the area and allowing for a variety of building types
- Gradually phasing out of industrial uses
- Establish design treatments that would be applied on new projects

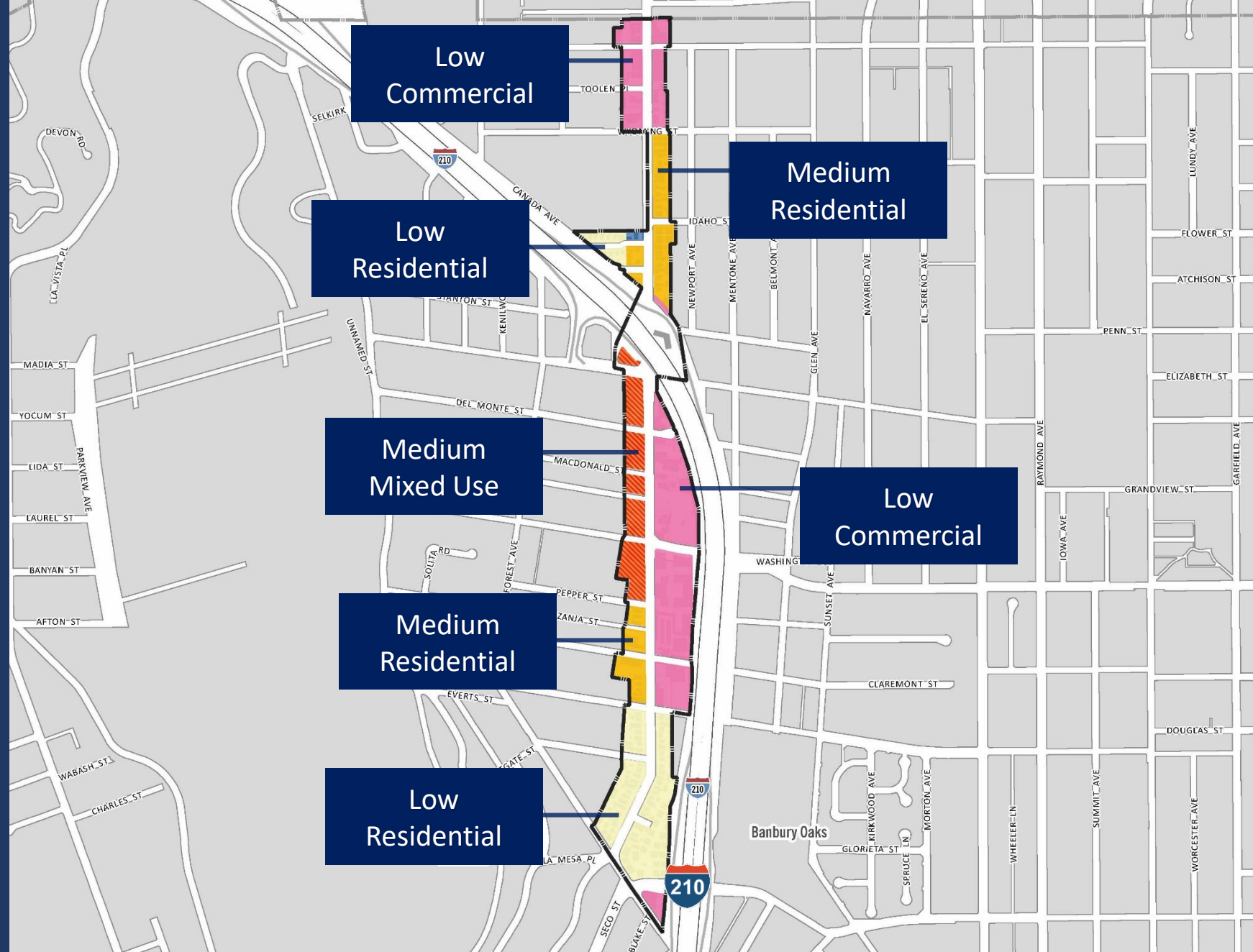


# General Plan Vision for Lincoln Avenue

...“repurpose the Lincoln Avenue corridor from an industrial and limited commercial area into a vibrant neighborhood-oriented district, with new housing options and a complement of local-serving retail and service businesses, office spaces, and community uses, all tied together with public improvements that create a vibrant and enjoyable pedestrian environment.”



# General Plan Land Use





# Plan Area Context





# **OUTREACH OVERVIEW + DRAFT VISION**



# Outreach Snapshot

- Initial Online Survey
- Round 1 Workshop
- Round 1 Workshop Online Survey
- Virtual Walking Tour

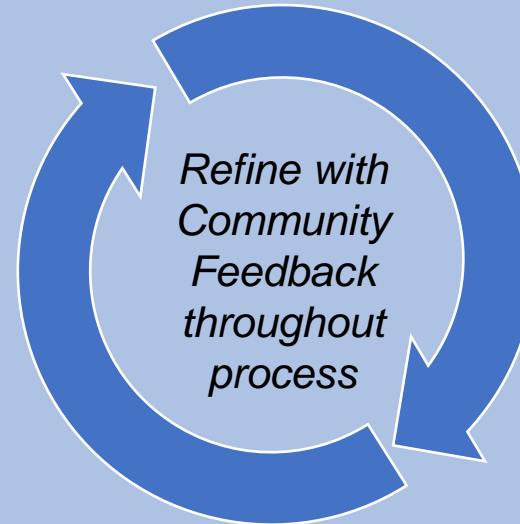
Round 1 Community Workshop – June 14, 2018



Virtual Walking Tour – February 2, 2019



# Visioning Process



**LINCOLN AVENUE SPECIFIC PLAN  
DRAFT VISION AND EMERGING THEMES**

The emerging themes for Lincoln Avenue reflect community feedback gathered to date, helping to build a draft vision for this area. Please take a few moments to read the emerging themes below.

### Emerging Themes

- Create a vintage “main street” that serves as the focal point for neighborhoods surrounding northern Lincoln Avenue.
- Allow building heights that support redevelopment in specific areas, and which provide appropriate transitions to adjacent residential properties.
- Enhance the aesthetics and design of new development through strengthened standards and guidelines.
- Design buildings that create safer and more inviting spaces and that maximize opportunities for visibility of both the street and public spaces.
- Facilitate opportunities for adaptive reuse of existing buildings along Lincoln Avenue that support a more vibrant street atmosphere and provide local amenities.
- Continue to support the creation of creative industrial space south of Washington Boulevard that contribute to a more pleasant walking environment.
- Better connect Lincoln Avenue through pedestrian-oriented development, expanded sidewalks, and improved tree canopy which leverages its close proximity to the Arroyo Seco and Rose Bowl.



### Questions to Consider

Does the draft vision reflect most of what you would like to see happen on Lincoln Avenue?  
What is missing?

Is there language you would change? What are your suggestions?

# Draft Vision for Lincoln Avenue



Create a vintage “**main street**” that serves as the focal point for neighborhoods surrounding northern Lincoln Avenue.



Encourage commercial uses and development that foster a **stronger sense of place**, and better serve adjacent residents, students, and employee needs.



Provide a **variety of housing types**, including apartments over retail shops, that offer various living options, while enhancing existing residential areas.



# Draft Vision for Lincoln Avenue



Allow **building heights** that support redevelopment in specific areas, and which provide **appropriate transitions** to adjacent residential properties.



Enhance the **aesthetics and design of new development**, through strengthened standards and guidelines.



Design buildings that create **safer and more inviting spaces** and that maximize opportunities for visibility on both the street and public spaces.

# Draft Vision for Lincoln Avenue



Facilitate opportunities for **adaptive reuse of existing buildings** along Lincoln Avenue that **support a more vibrant street atmosphere and provide local amenities.**



Continue to **support the creation of creative industrial space** south of Washington Boulevard that **contribute to a more pleasant walking environment.**



Better **connect Lincoln Avenue** through **pedestrian-oriented development, expanded sidewalks, and improved tree canopy** which leverages its close proximity to the Arroyo Seco and Rose Bowl.

# **SPECIFIC PLAN TOOLKIT**



# Specific Plan Toolkit

## Uses and activities





# Specific Plan Toolkit

Uses and activities



Number and size of units



# Specific Plan Toolkit

Uses and activities



Number and size of units



Building scale and transitions



# Specific Plan Toolkit

**Relationship to the street**  
(setbacks, entrances, design, etc.)





# Specific Plan Toolkit

**Relationship to the street**  
(setbacks, entrances, design, etc.)



**Open space and  
landscape requirements**



# Specific Plan Toolkit

**Relationship to the street**  
(setbacks, entrances, design, etc.)



**Open space and  
landscape requirements**

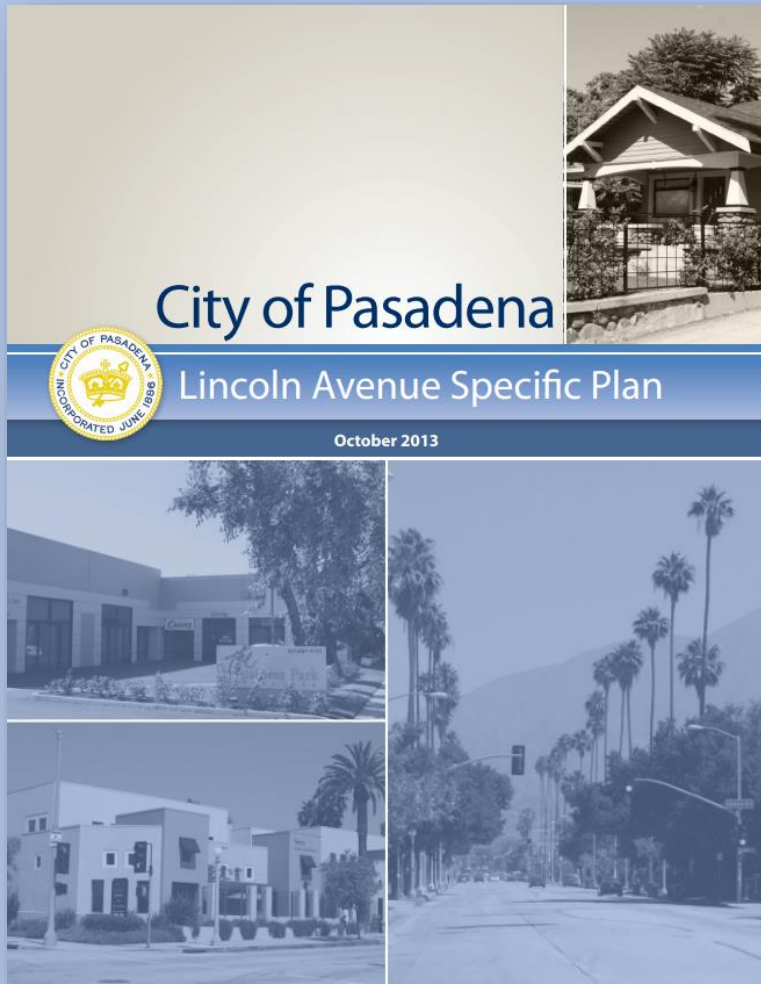


**Parking and  
vehicular access**





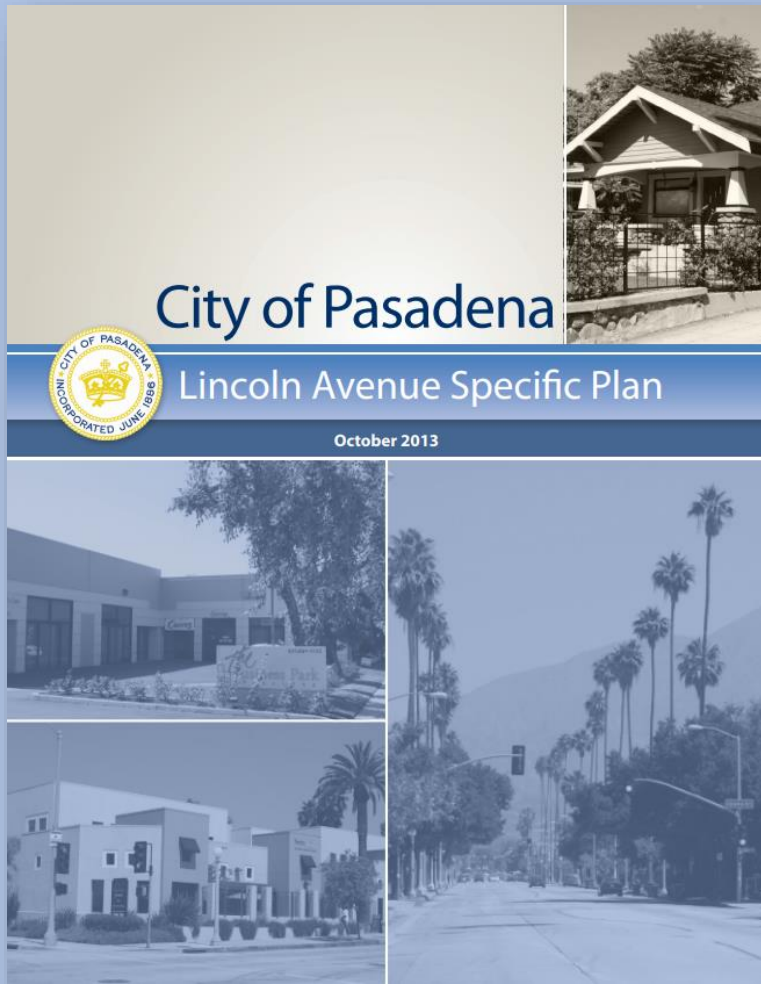
# Existing Specific Plan



What does the Specific Plan regulate today?

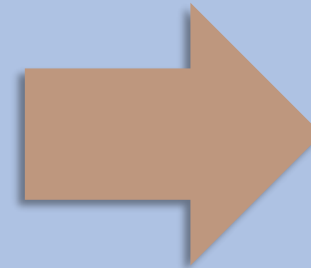
- Land Use
- Height
- Setbacks
- Housing density
- Floor Area Ratio (FAR)
- Building treatment
- Parking Location

# Existing Specific Plan



What does the Specific Plan regulate today?

- Land Use
- Height
- Setbacks
- Housing density
- Floor Area Ratio (FAR)
- Building treatment
- Parking Location



*Opportunity to  
use more tools  
to influence  
development*

# Specific Plan Update Program

## *Implement the 2015 General Plan Land Use Element*

- Refine goals and policies for each Specific Plan area
- Revise existing and establish new development standards within the private realm
- Revise existing and require new public amenities within the pedestrian zone





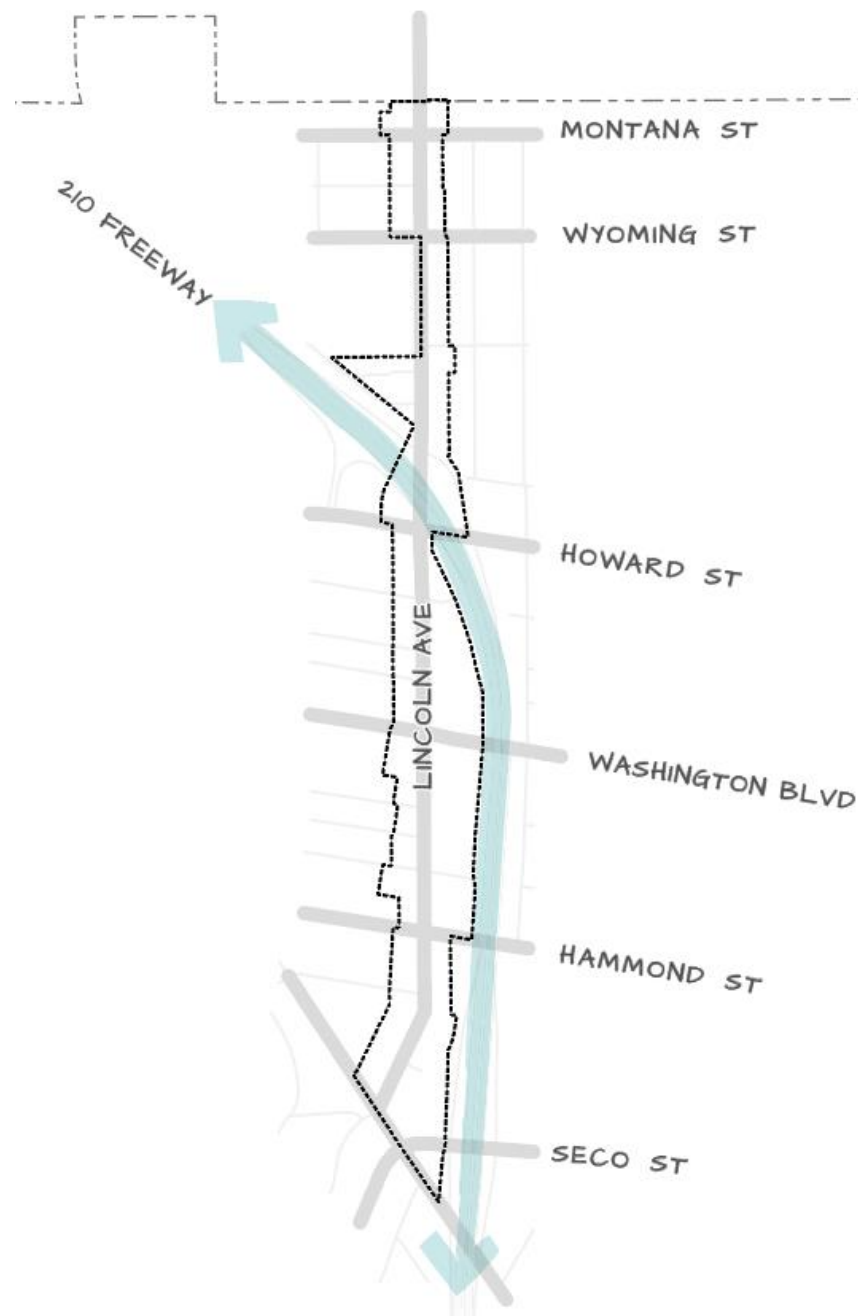
# Specific Plan Update Program



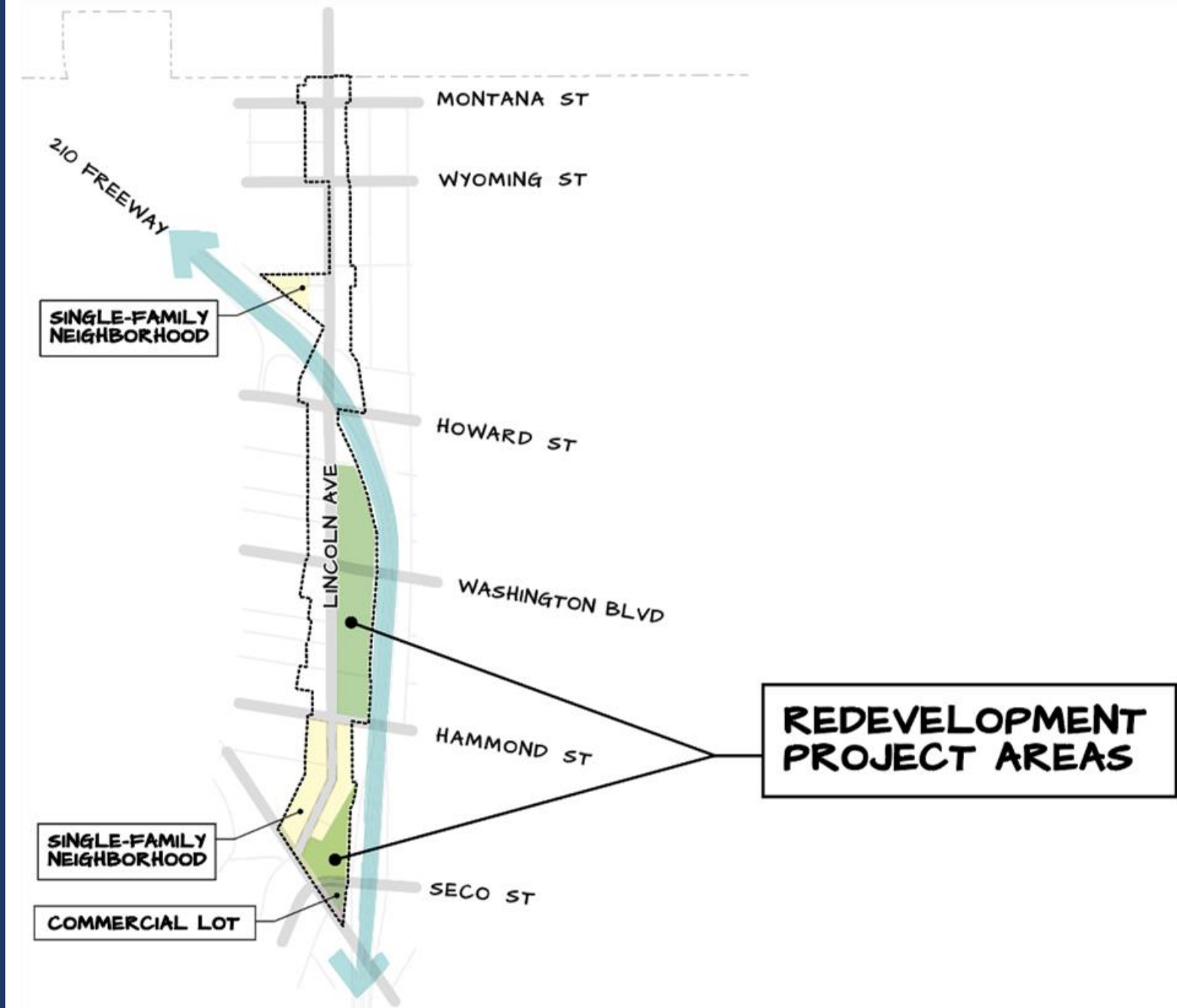
# PRELIMINARY CONCEPT



# EXISTING SPECIFIC PLAN BOUNDARY



# EXISTING SPECIFIC PLAN BOUNDARY



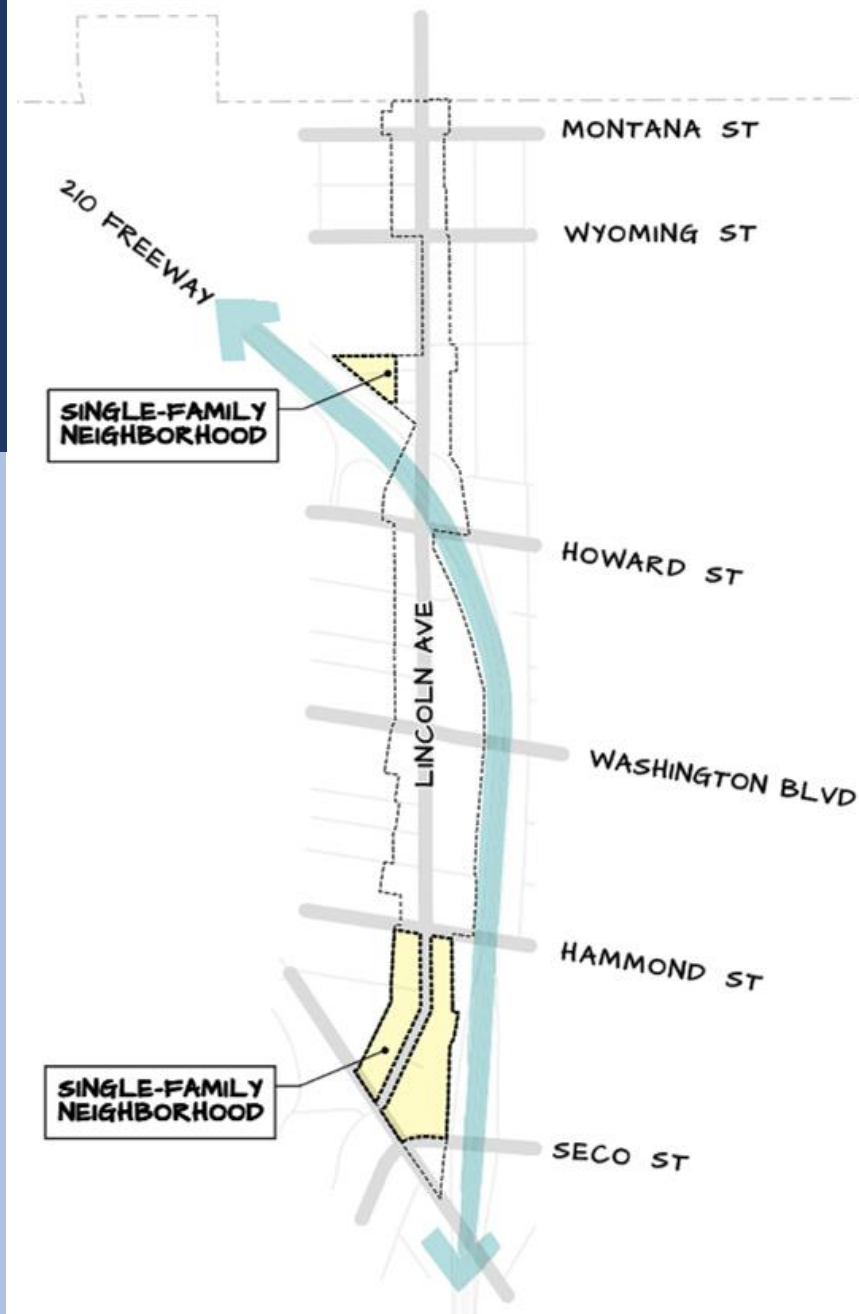


# PRELIMINARY CONCEPT

## *Modify Specific Plan Boundary*

### Concept Plan:

- Preserve single-family residential neighborhood
- Maintain existing RS-6 development standards



### Existing Single Family Neighborhoods

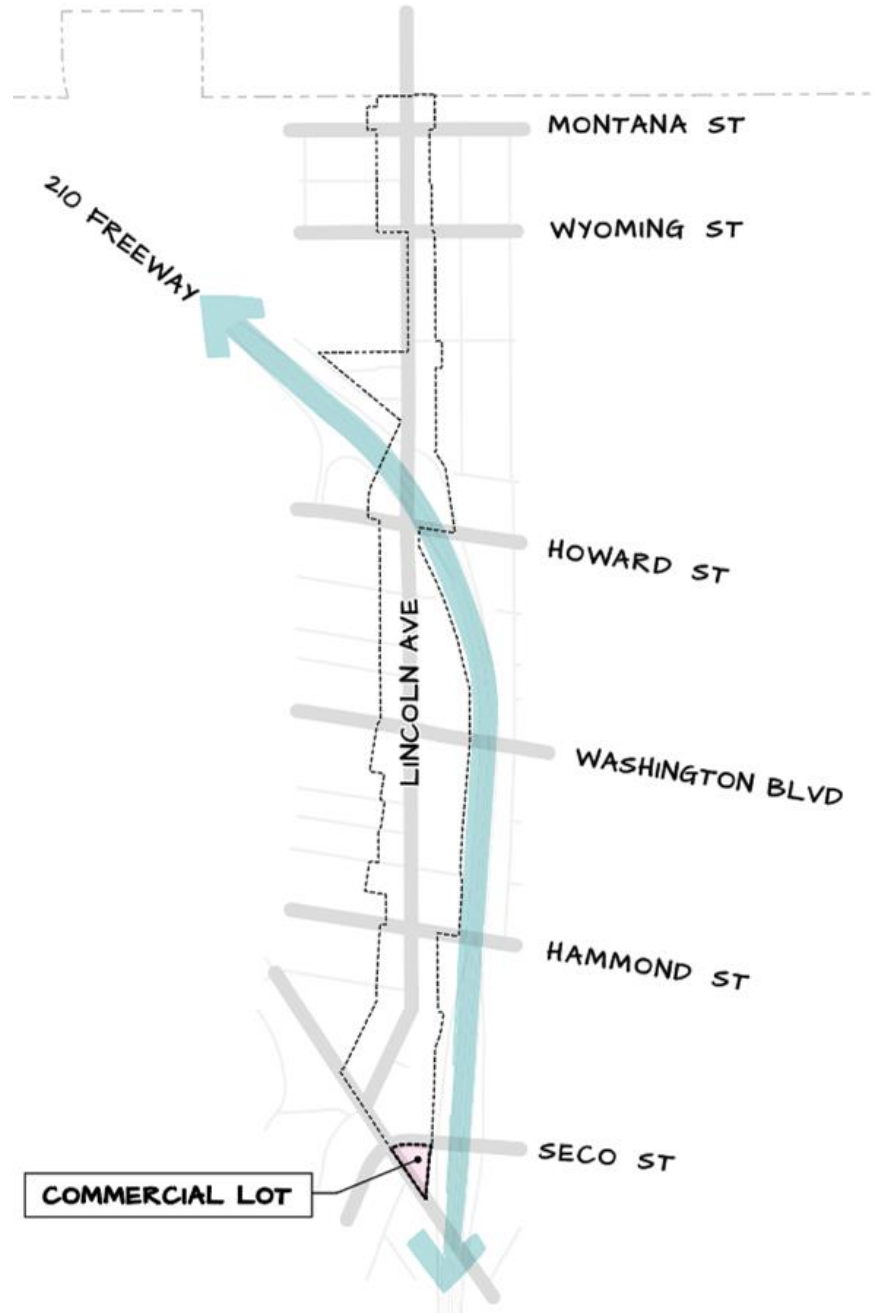


# PRELIMINARY CONCEPT

## *Modify Specific Plan Boundary*

### Concept Plan:

- Preserve single-family residential neighborhood
- Maintain existing RS-6 development standards
- Retain for commercial purposes only



### Existing Commercial Property

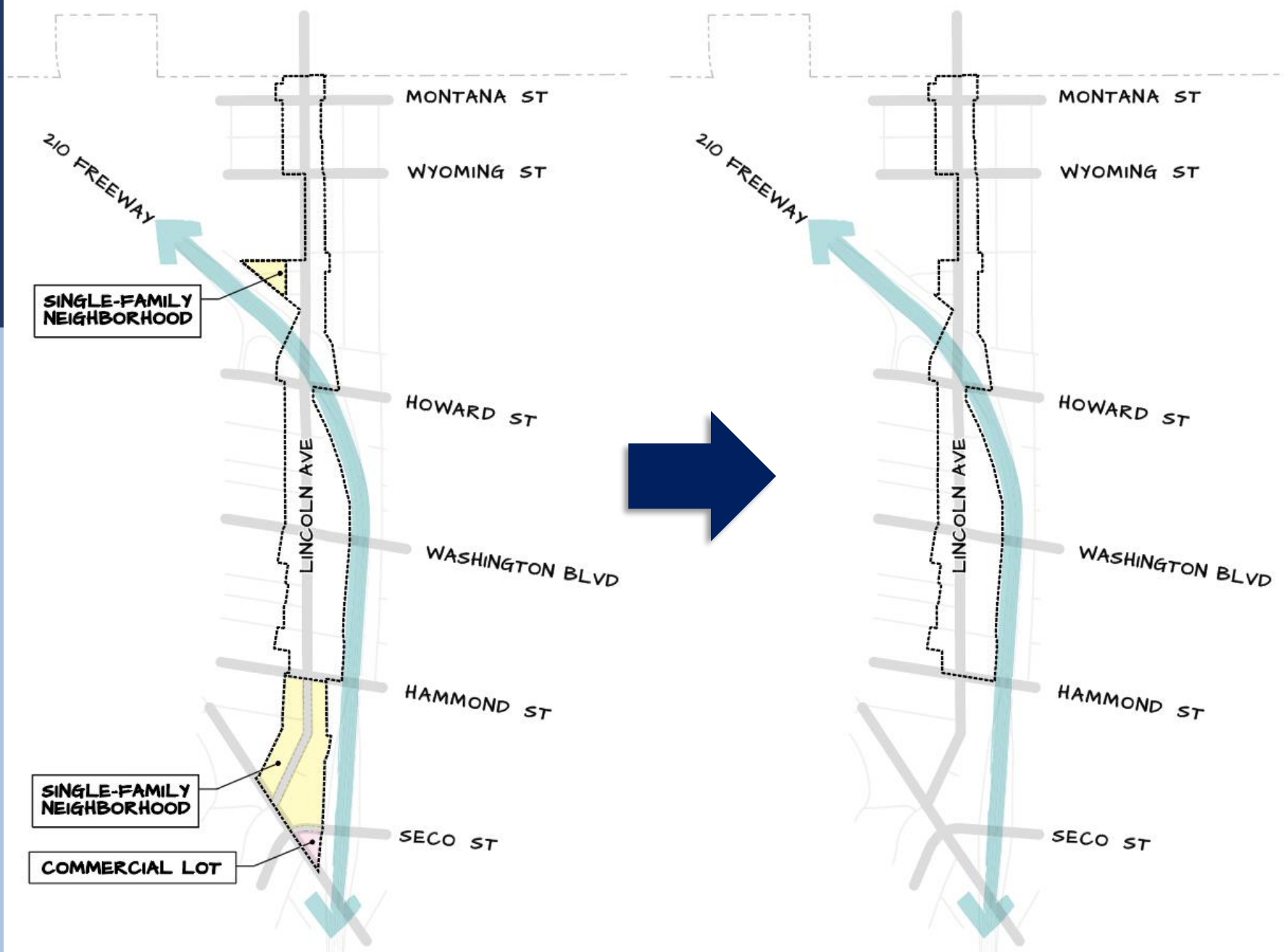


# PRELIMINARY CONCEPT

## *Modify Specific Plan Boundary*

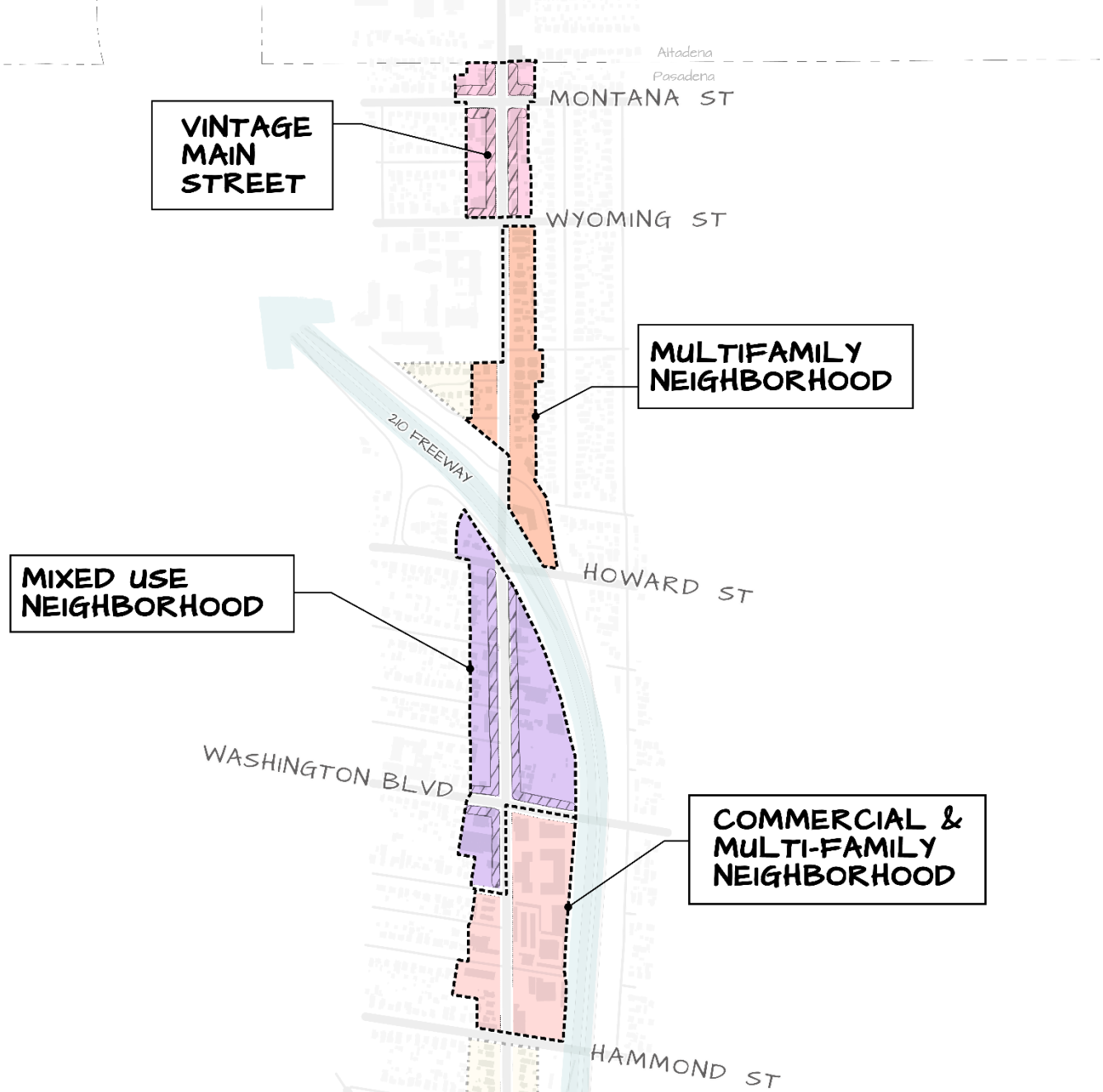
### Concept Plan:

- Preserve single-family residential neighborhood
- Maintain existing RS-6 development standards
- Retain for commercial purposes only
- Include only commercial and multi-family designated properties



# PRELIMINARY CONCEPT

## Four Conceptual Planning Areas





# Vintage Main Street

## Key opportunities:

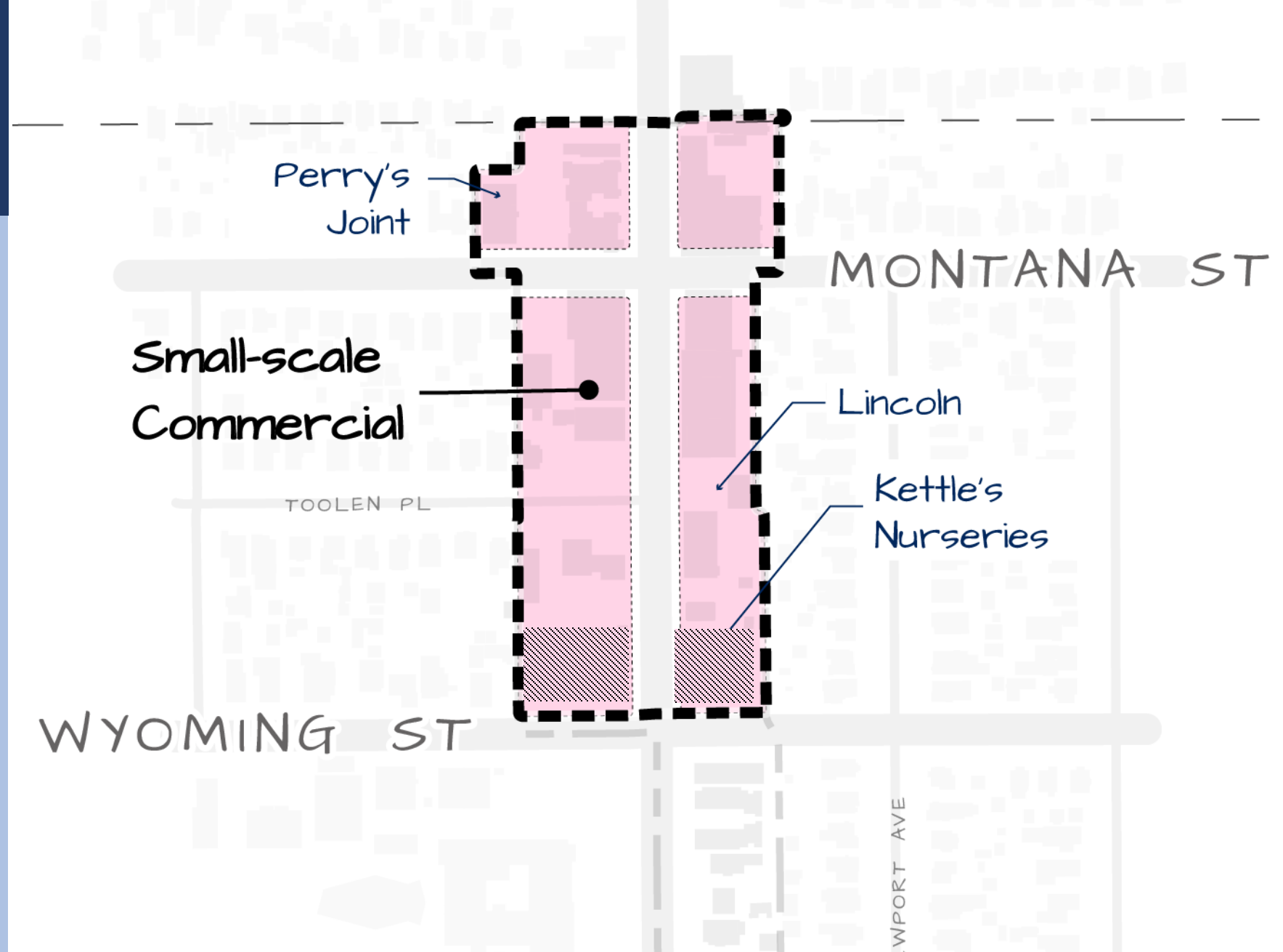
- Create a local focal point
- Incentivize reuse of existing buildings
- Retain predominate low-scale character
- Encourage new uses and activities at Wyoming and Lincoln



# Vintage Main Street

## Concept plan:

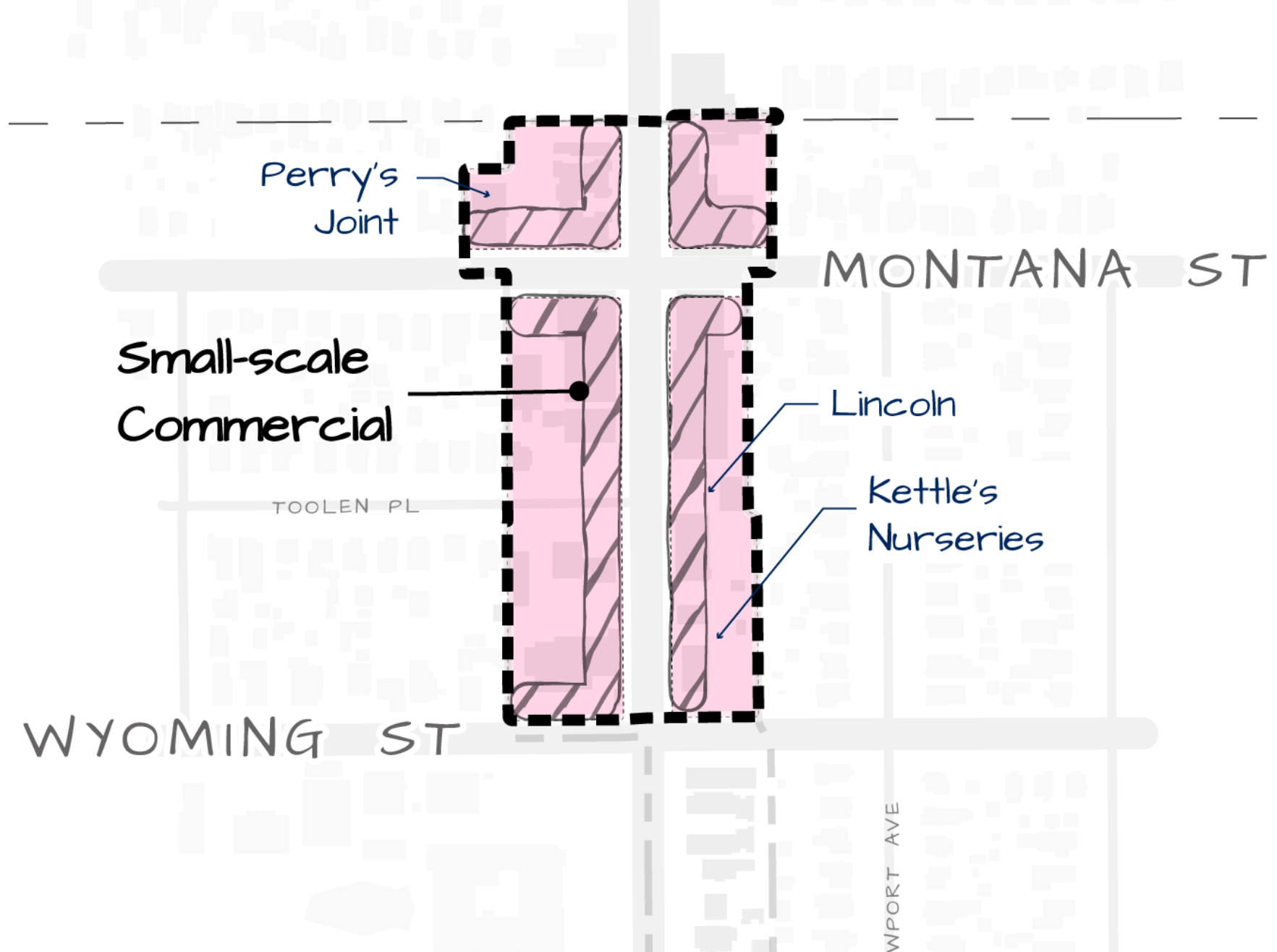
- Small-scale commercial
- Generally allow up to 2 stories
- Allow up to 3 stories at Wyoming and Lincoln



# Vintage Main Street

## Concept plan:

- Small-scale commercial
- Generally allow up to 2 stories
- Allow up to 3 stories at Wyoming and Lincoln
- Active ground floor uses
- Adjust existing parking requirements





# Multi-Family Residential Neighborhood

## Key opportunities:

- Maintain area as multi-family residential neighborhood
- Opportunity to enhance the pedestrian experience with new infill development

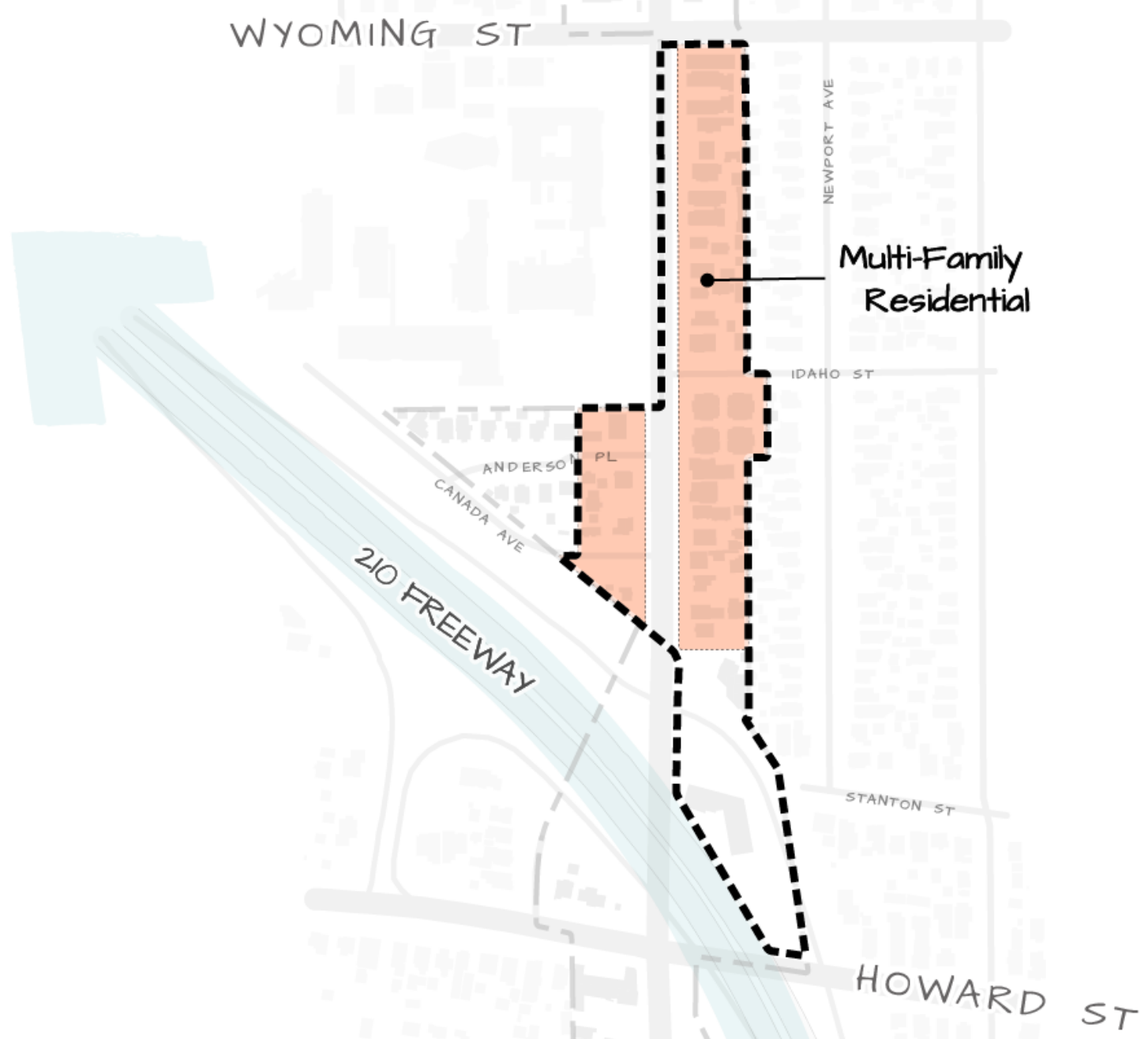




# Multi-Family Residential Neighborhood

## Concept Plan:

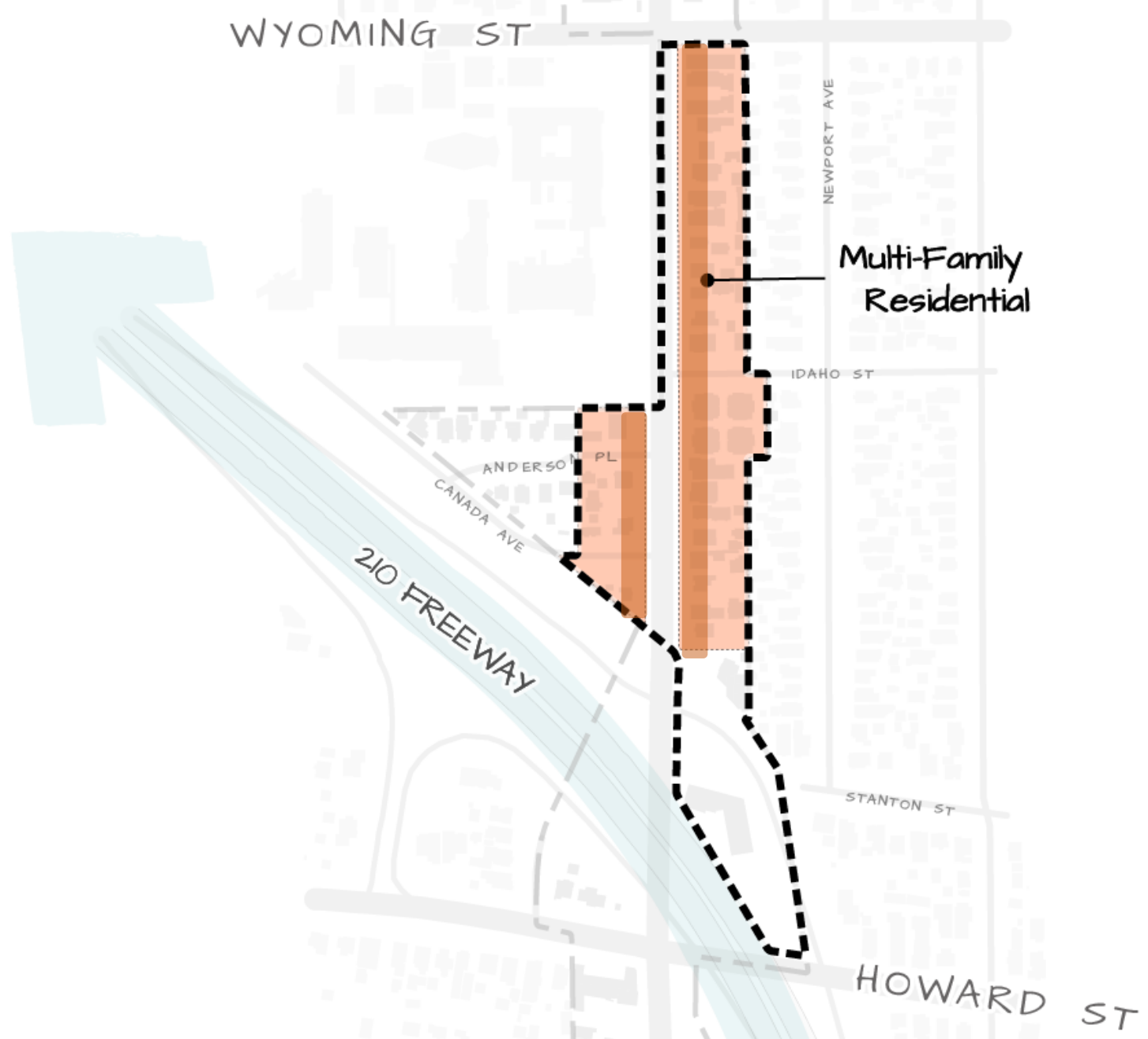
- Maintain medium-scale housing of up to 16 du/ac
- Allow up to 3 stories (maintain existing 36 feet height limit)



# Multi-Family Residential Neighborhood

## Concept Plan:

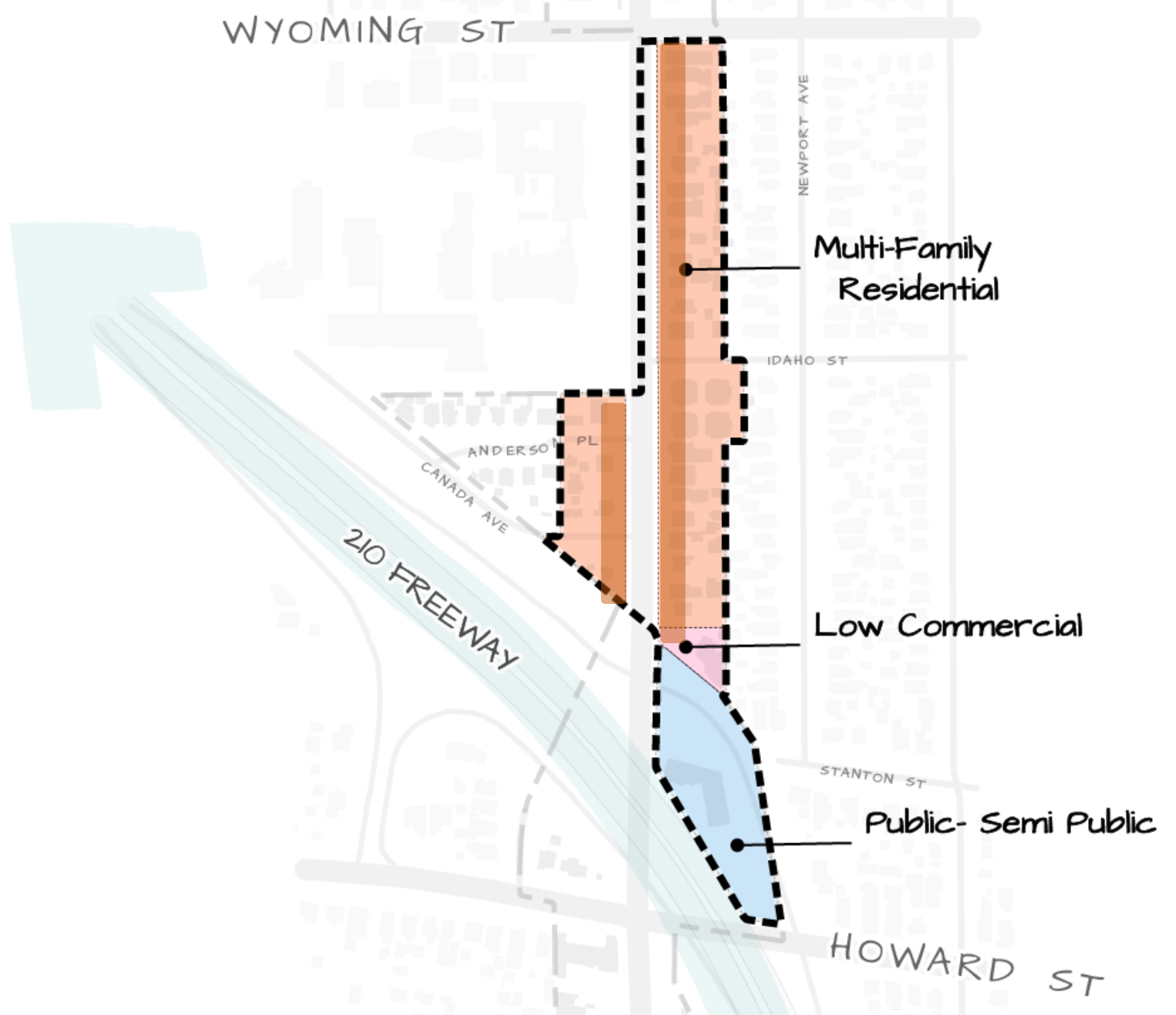
- Maintain medium-scale housing of up to 16 du/ac
- Allow up to 3 stories (maintain existing 36 feet height limit)
- Refine standards for landscaping and fences



# Multi-Family Residential Neighborhood

## Concept Plan:

- Maintain medium-scale housing of up to 16 du/ac
- Allow up to 3 stories (maintain existing 36 feet height limit)
- Refine standards for landscaping and fences
- Allow commercial-only uses in the future
- Maintain parcels designated as Public-Semi Public (*Cal Trans property*)





# Mixed Use Neighborhood

## Key opportunities:

- Create an area where people can live, work, and play
- Addition of new housing types
- Amenities as a part of new development such as outdoor plazas
- Design treatments facing Lincoln Avenue
- Capitalize on proximity to the Arroyo and Rose Bowl

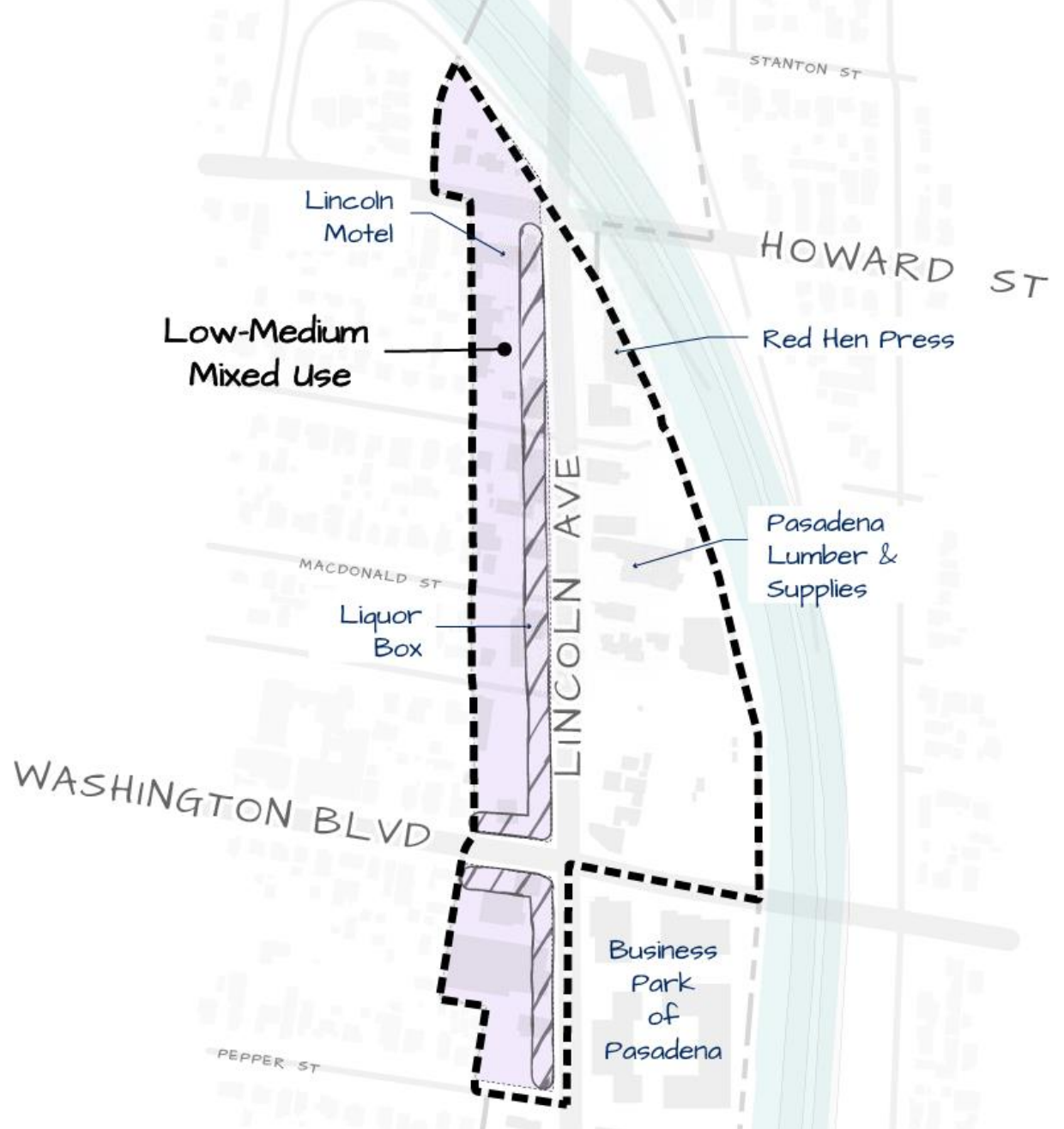




# Mixed Use Neighborhood

## Concept Plan:

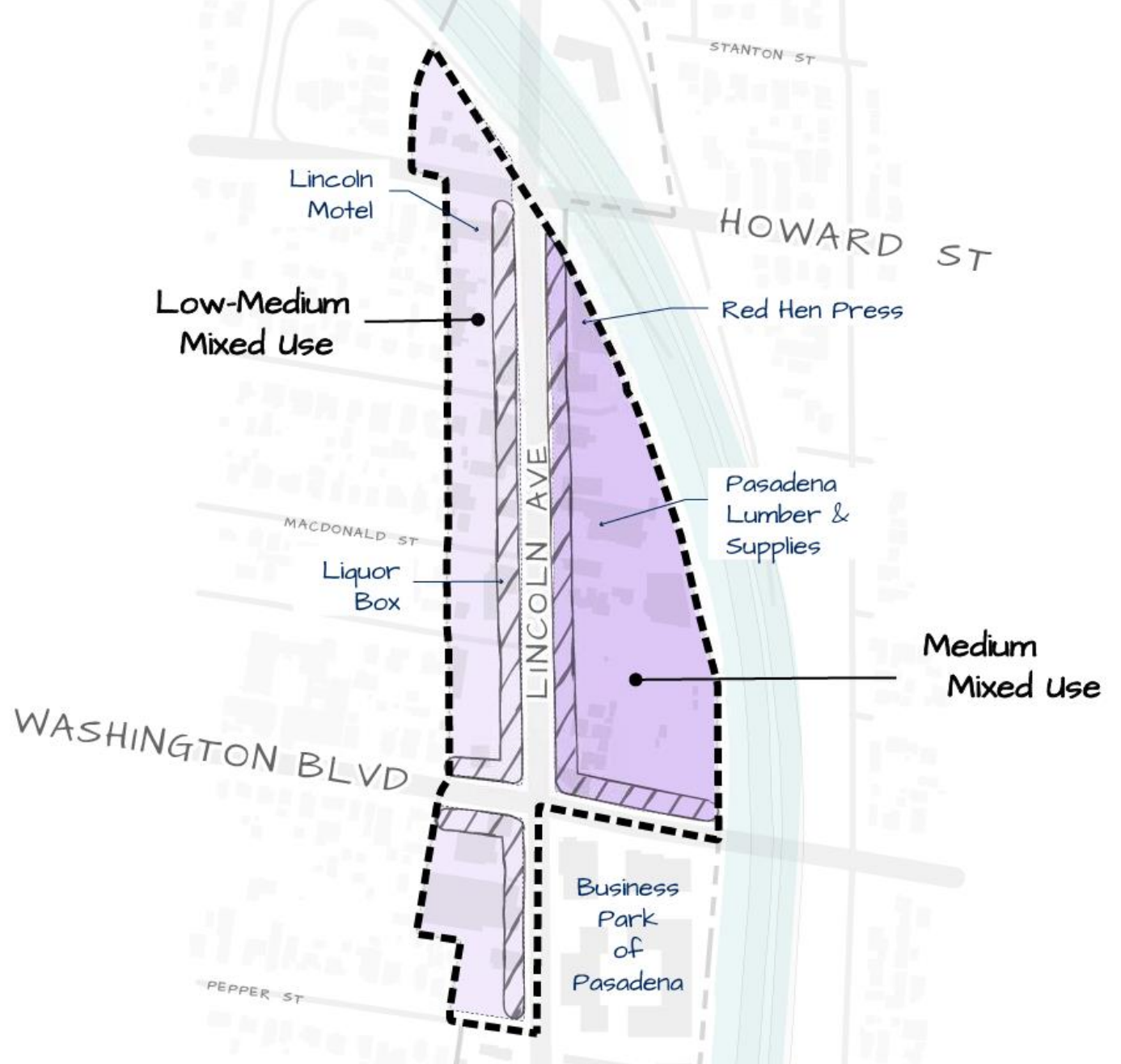
- Low-Medium Mixed Use with active ground floor uses
- 48 du/ac
- 3-4 stories
- Transition heights and setbacks adjacent to residential neighborhoods



# Mixed Use Neighborhood

## Concept Plan:

- Medium Mixed Use with active ground floor uses
- 65 du/ac
- 4-5 stories
- Freeway buffer requirements
- Move higher densities away from residential





# Multi-Family & Commercial Areas

## Key Opportunities:

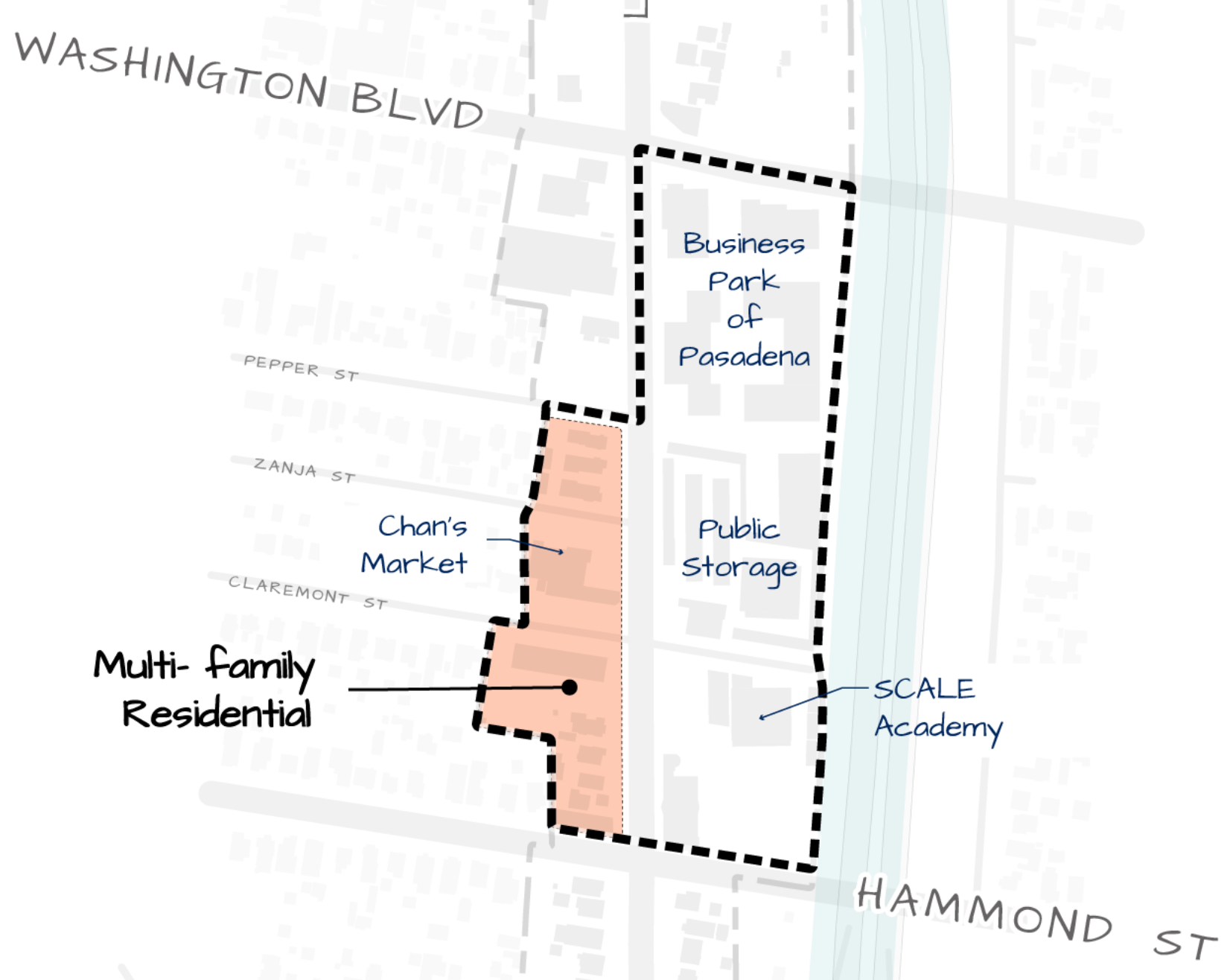
- Maintain area as multi-family residential neighborhood
- Support the creation of creative industrial/ office space
- Opportunity to enhance the pedestrian experience with new development



# Multi-Family Residential

## Concept Plan:

- Maintain medium-scale housing of up to 16 du/ac
- Allow up to 3 stories (maintain existing 36 feet height limit)
- Refine standards for landscaping and fences

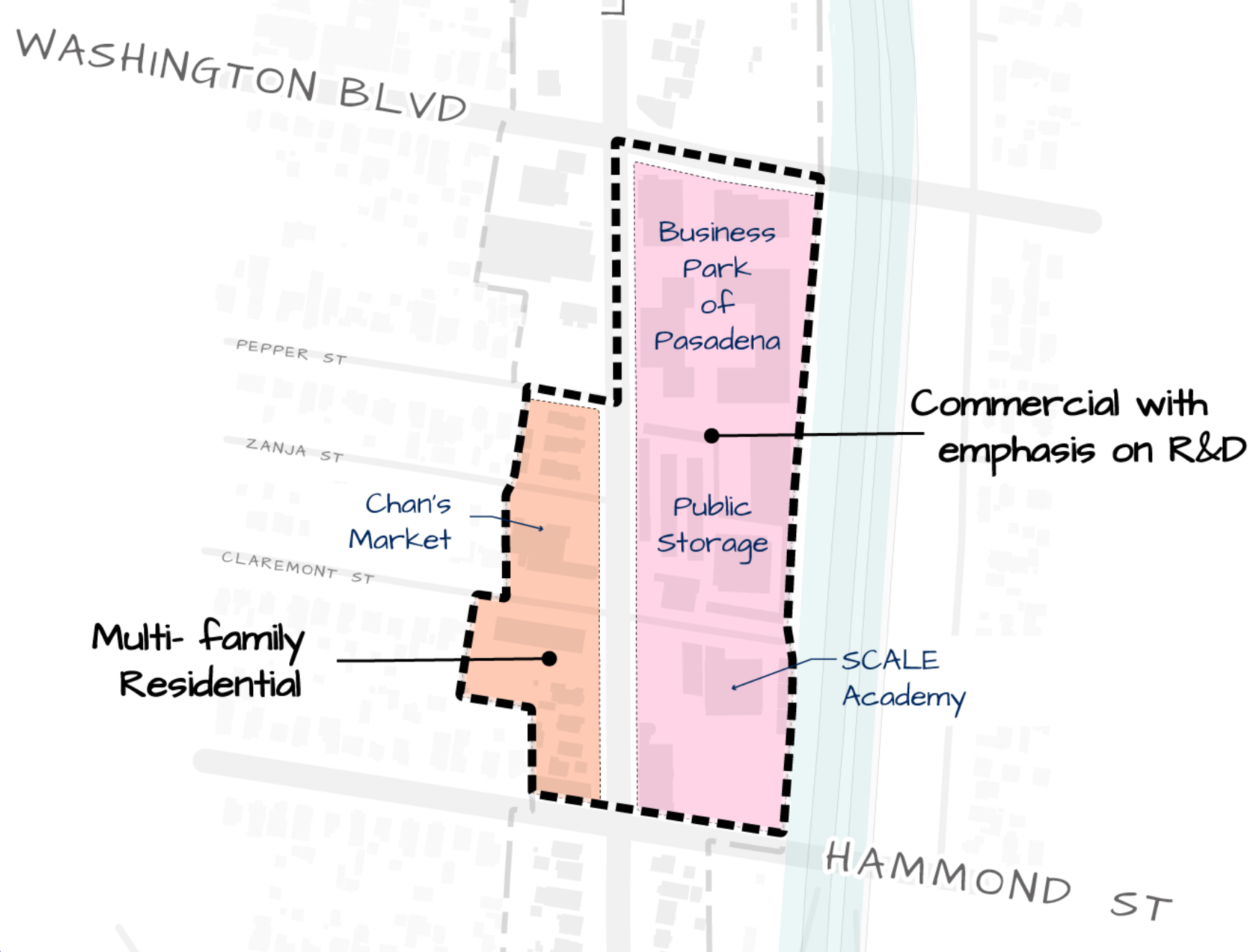




# Commercial Areas

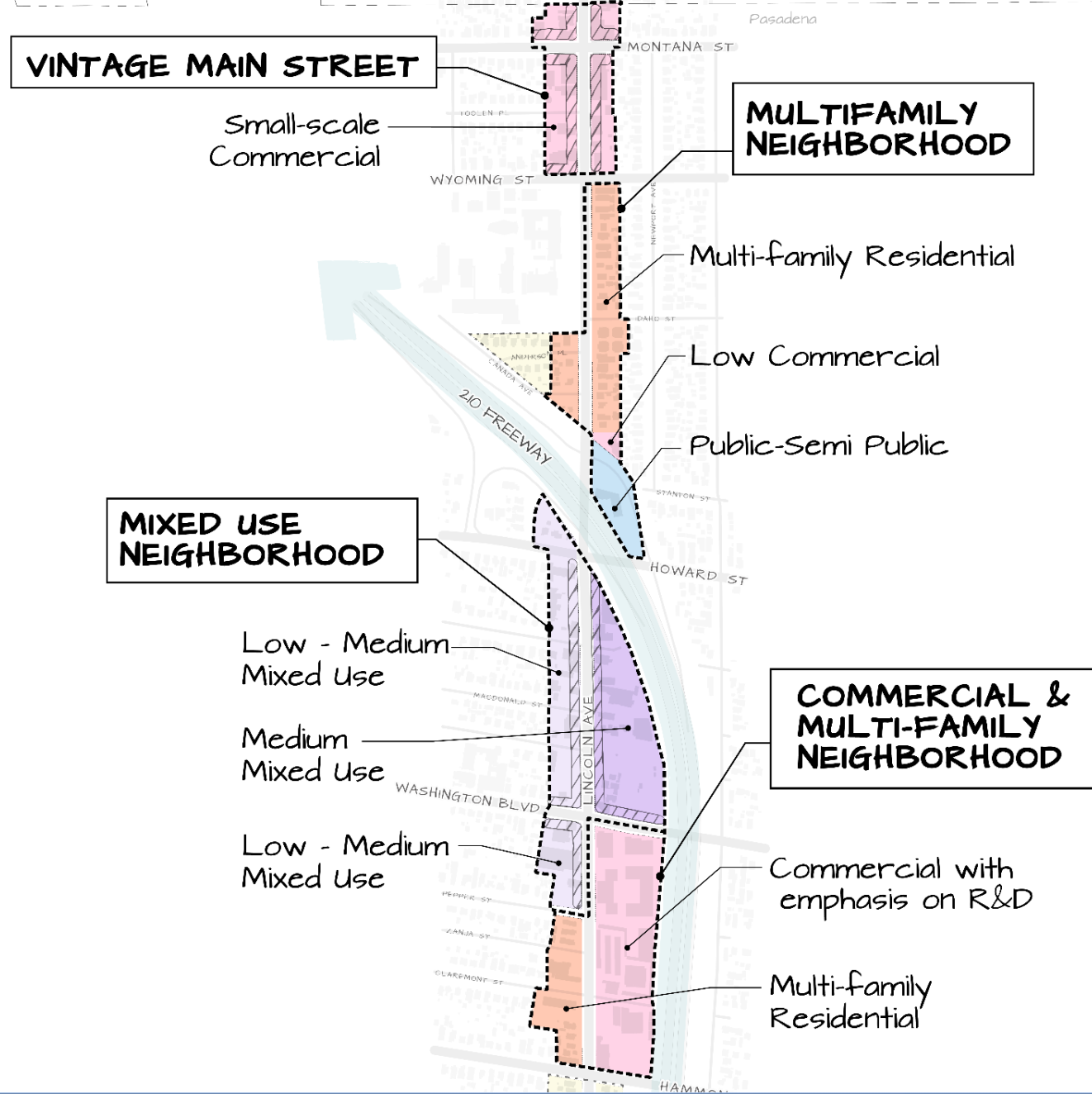
## Concept Plan:

- Emphasis on light industrial and creative office
- Allow up to 2-3 stories
- Design treatments facing Lincoln Avenue



# Preliminary Concept

1. Vintage Main Street
2. Multi-Family Neighborhood
3. Mixed Use Neighborhood
4. Commercial & Multi-family Neighborhood



# SMALL GROUP DISCUSSION

*Let's talk about the details*



# Small Group Activity - Topics

- Share thoughts, opinions, aspirations for the area
- Gather feedback on the preliminary concepts
- Listen and learn





# SHARE THOUGHTS WITH THE GROUP

*Let's wrap up*



# NEXT STEPS

*What's next for East Colorado*



# Future Workshop for Lincoln Avenue

**WORKSHOP OBJECTIVE:** Solicit feedback on refined concepts, including draft goals and policies, land uses, development regulations, design standards/guidelines and potential implementation strategies





# Other Specific Plan Area Workshops



 **Your Choices -  
Weighing the Options**

**CENTRAL DISTRICT COMMUNITY WORKSHOP**

**CENTRAL DISTRICT**

**March 21, 2019**

Session 1 2:30 - 4:00 p.m.  
*or*  
Session 2 6:00 - 8:00 p.m.

**Pasadena Senior Center**  
85 East Holly Street

**YOU'RE INVITED!**

As part of the second round of community workshops for ***Our Pasadena – Putting the Plan in Motion***, the Planning & Community Development Department will be hosting an open-house style workshop where stakeholders can learn about and provide feedback on preliminary concepts for the **Central District Specific Plan**.

Due to high turnout from the previous workshop, two sessions will be offered throughout the day for this round, both featuring the same information and format. Each session will include an introductory presentation followed by a variety of stations where participants can provide input on topics such as land use, building heights, sidewalks, open space, and the overall vision of various neighborhoods within the Central District.

Feedback received will help refine these ideas and inform the creation of an updated Central District Specific Plan.

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 ourpasadena.org 

# THANK YOU

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