

Central District Specific Plan

Land Use Concept

CIVIC CENTER / MDTOWN

- Civic and governmental center of the City
- Mixed-use infill development emphasis with high-quality public realm to leverage connections to surrounding sub-areas
- 48-87 du/ac.

WALNUT STREET TRANSIT VILLAGE

- Transit-proximate residential infill
- Residential emphasis with ground floor retail, office, and neighborhood services
- 87 du/ac.

NORTHWEST GATEWAY

- Major employment center and prominent entrance to Downtown Pasadena
- Mixed-use commercial & services and residential development emphasis
- 48-87 du/ac.

OLD PASADENA

- Regional shopping destination and historic core of the City with a vibrant, walkable main street
- Retail/entertainment & commercial mixed-use emphasis
- 87 du/ac.

DELACEY TRANSIT VILLAGE

- Transit-adjacent residential and mixed-use district
- Neighborhood-serving uses emphasis with high-quality residential
- 87 du/ac.

NORTH LAKE BUSINESS DISTRICT

- Mid-rise office and commercial core
- Office and commercial mixed-use emphasis with improved connections to Lake Station through sidewalk and public realm design
- Commercial ground floor with office permitted above
- Housing not permitted

MID-LAKE GATEWAY

- Mixed-use commercial, employment node
- Office & mixed-use emphasis with context-appropriate infill as transition between sub-areas
- 87 du/ac.

PLAYHOUSE

- Established arts- and culture-oriented activity center, anchored by Pasadena Playhouse.
- Emphasis on active and vibrant mix of uses, including creative cultural and entertainment uses, retail, and a diverse residential community.
- 87 du/ac.

SOUTH LAKE

- Pedestrian-oriented "Main Street" Shopping corridor
- Retail & office activity emphasis
- 87 du/ac. (note: some portions do not permit residential)

SOUTH LAKE NEIGHBORHOOD VILLAGE

- Context-appropriate neighborhood-services and residential infill emphasis
- Gateway to the Central District and South Lake
- 32-87 du/ac.

N-TOWN RESIDENTIAL

- Established medium-density residential area
- Protection of neighborhood-scale and character of existing in-town housing with sensitive residential infill based on City of Gardens standards
- 32-48 du/ac

ARROYO / DEL MAR TRANSIT VILLAGE

- Transit-adjacent mixed-use area
- Commercial ground floor with residential and office above
- Gateway to Central District on Arroyo Street corridor with strengthened linkages between surrounding sub-areas
- 87 du/ac.

CONCEPTUAL DESIGN STANDARDS



BUILDING FORM AND PLACEMENT

- Height transitions adjacent to residential neighborhoods
- Setbacks that enhance the public realm
- Street wall and building form articulation or breaks
- Pedestrian-oriented site design standards



STREETSCAPES AND OPEN SPACE

- Active ground floor standards
- Enhance street tree and landscaping coverage for pedestrian comfort
- Encourage ground floor-accessible public/private open space

LEGEND

Specific Plan Area Boundary

Metro Gold Line & Station

1/2 Active Ground Floor Requirement

1/2 Active Ground Floor Requirement (can be Residential or Commercial)



0 250 500 1,000 Feet

Source: City of Pasadena, County of Los Angeles
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