

NORTH LAKE

SPECIFIC PLAN AREA

May 30, 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

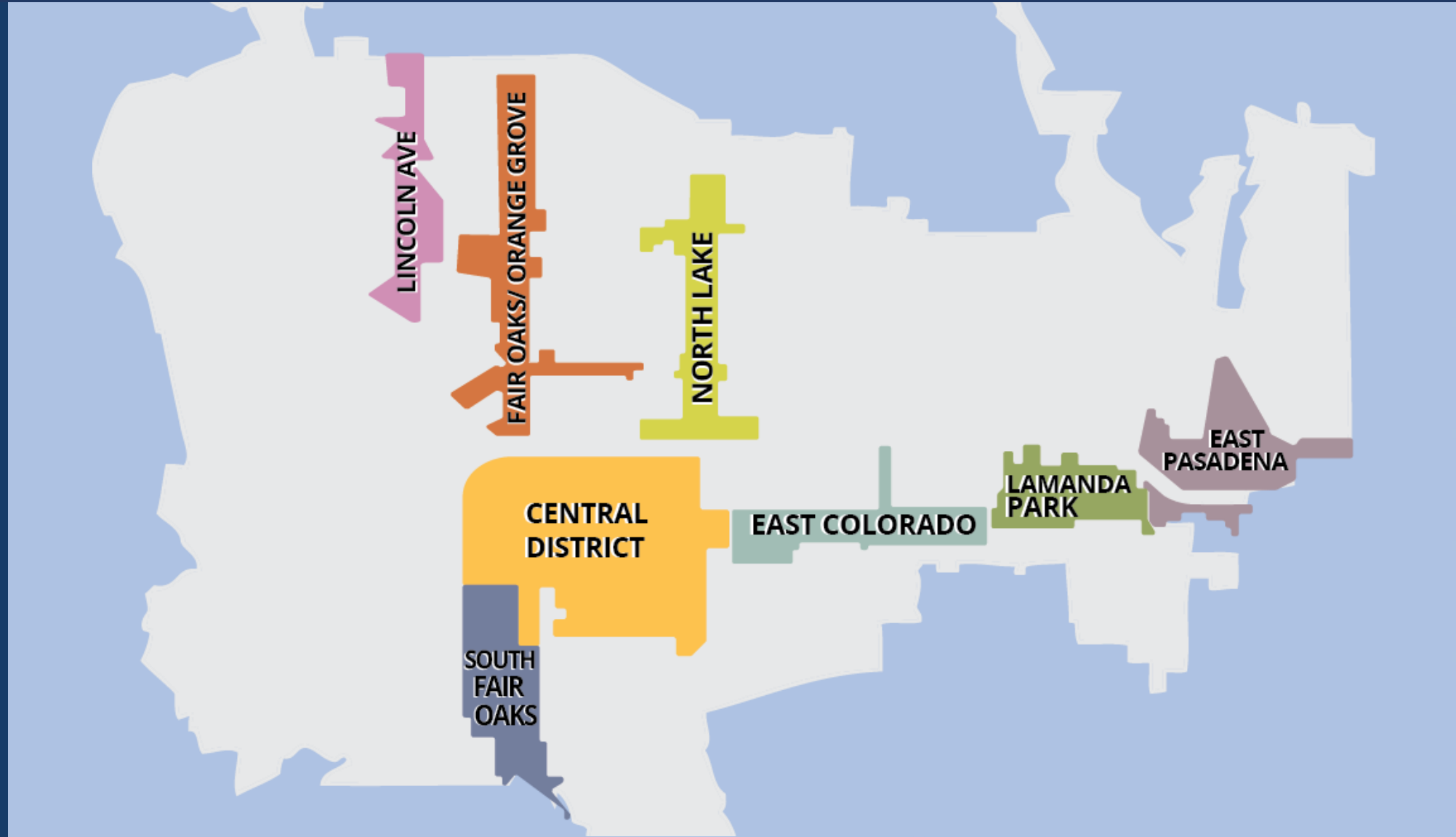
About the Program



About the Program

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

*(Launched in
early 2018)*



What is a Specific Plan?

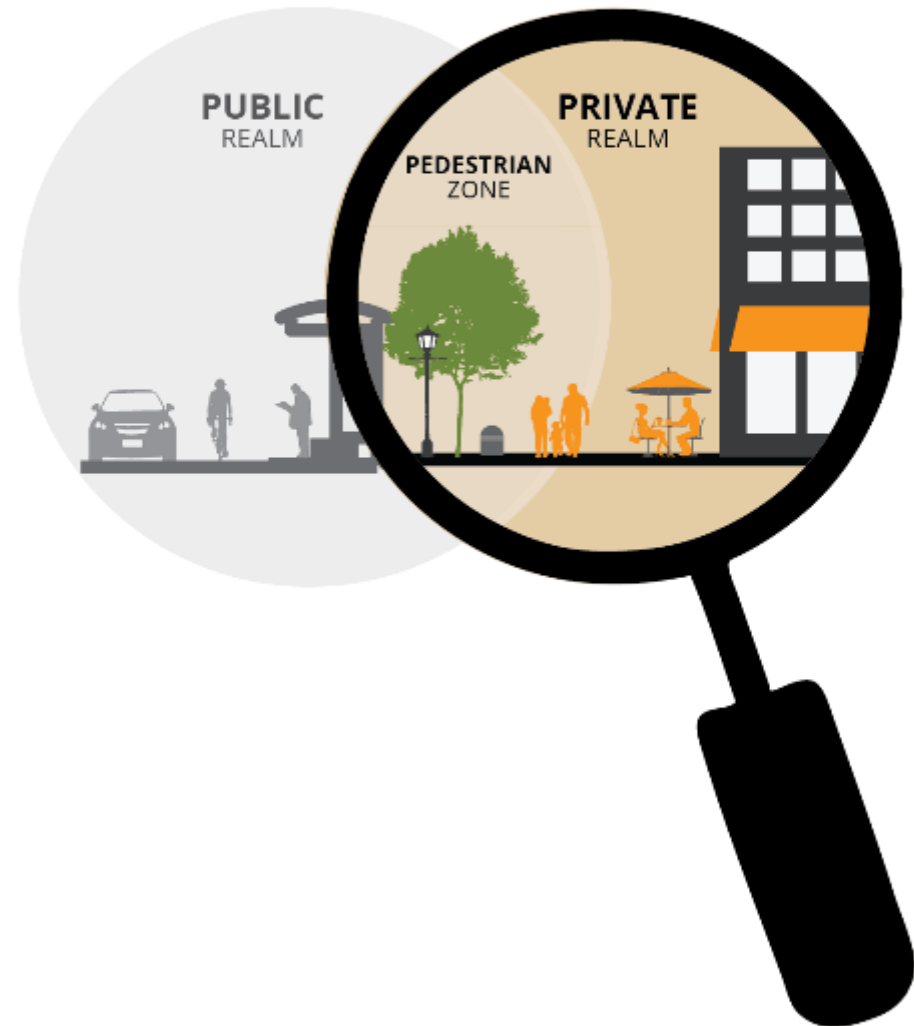
A Specific Plan is planning and zoning document designed to implement the goals and policies of a city's Land Use Element of the General Plan.

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

Program Focus

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



NORTH LAKE

General Vision



North Lake Context



North Lake Specific Plan Area



North Lake Specific Plan Area

- Revitalize North Lake Avenue by providing for good community design in harmony with neighborhood identity
- Identify areas for mixed-use development to mitigate traffic impacts
- Reduce auto-oriented uses
- Create a pedestrian-friendly environment
- Develop streetscape and landscape plans
- Protect residential areas from impacts of commercial development
- Create a safe and enjoyable environment

N O R T H L A K E F I N A L S P E C I F I C P L A N



C i t y o f P a s a d e n a

June 30, 1997

Amended June 25, 2007

General Plan Vision for North Lake

TRANSIT VILLAGE

Promote the development of a mix of uses to create “village-like” environment near the Lake Gold Line Station.

NEIGHBORHOOD COMPATIBILITY

Support low scale development that provide transitions to adjacent residential neighborhoods and historic districts.

NEIGHBORHOOD VILLAGE

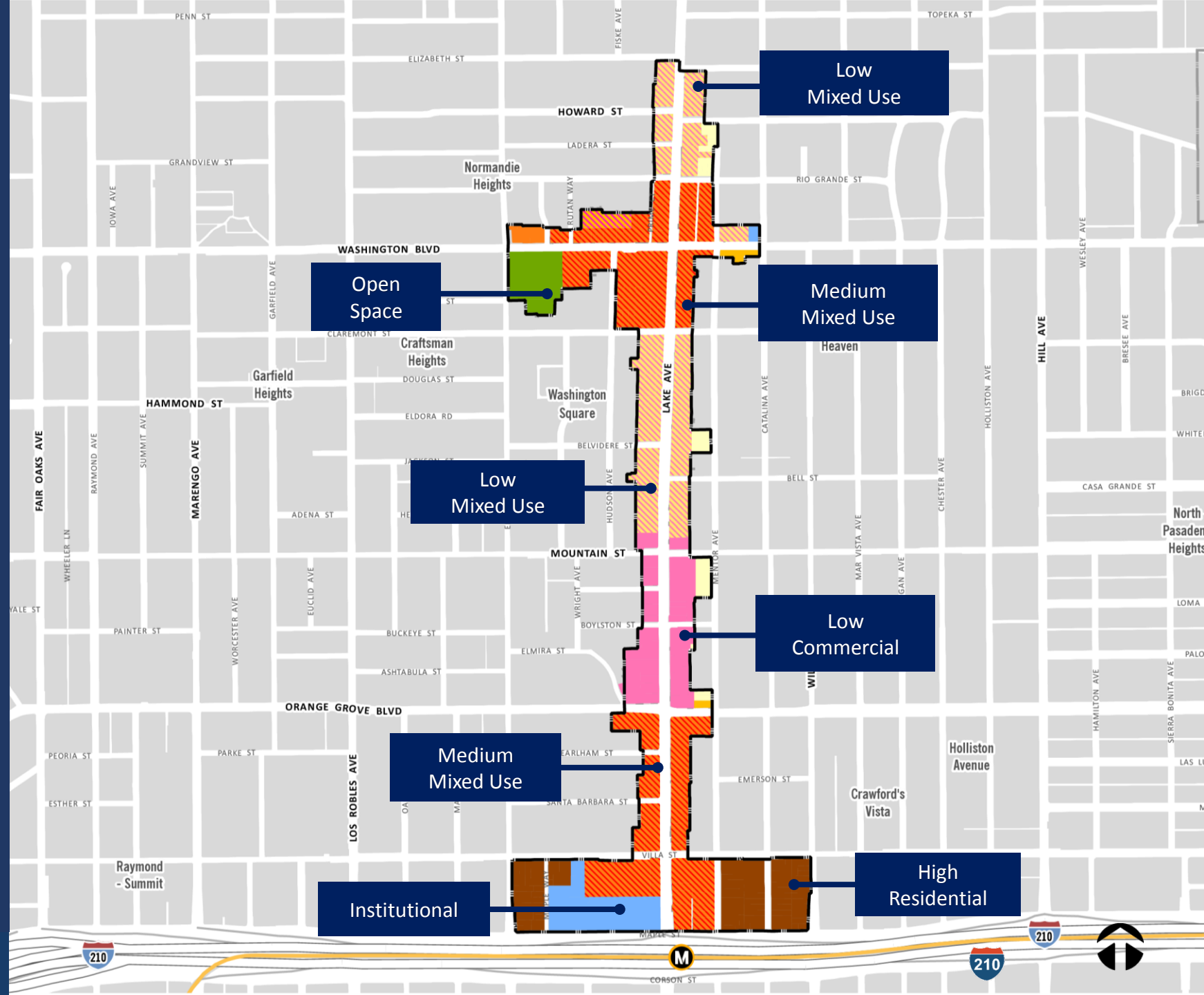
Create a local gathering place near the Washing Theater with a variety of goods and services.

VIBRANT CORRIDOR

Create a well designed and vibrant corridor with a mix of uses that support multiple modes of travel.



General Plan Land Use



OUTREACH OVERVIEW + DRAFT VISION



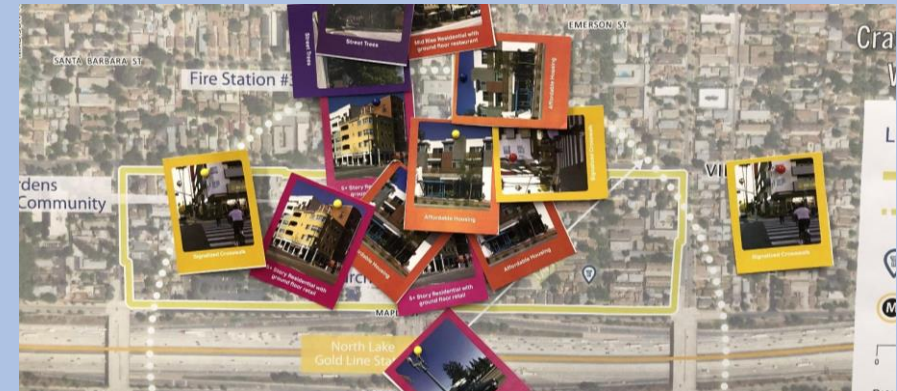
Outreach Snapshot

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

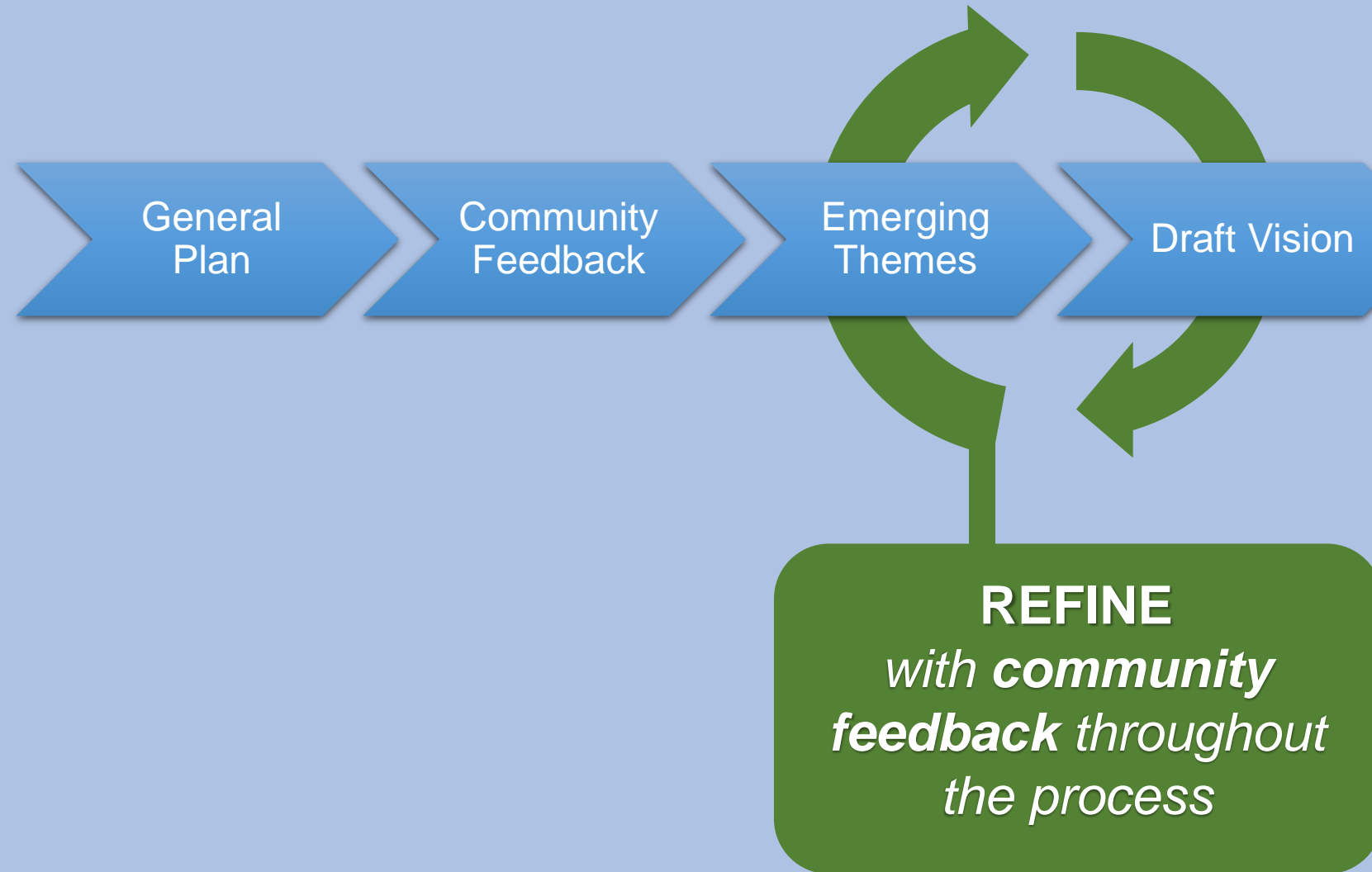
ROUND 1 COMMUNITY WORKSHOP – June 21, 2018




ROUND 1 COMMUNITY WORKSHOP – April 6, 2019



Visioning Process



OUR PASADENA
CITY OF PASADENA

NORTH LAKE SPECIFIC PLAN DRAFT VISION AND EMERGING THEMES

The emerging themes for North Lake 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

- Reinforce the intersection of Lake Avenue and Washington Boulevard as a focal point of community activity offering a variety of commercial uses, and housing options, to foster a stronger sense of place and more pleasant walking environment.
- Maintain the scale and character of Lake Avenue between Claremont Street and Orange Grove Boulevard, providing effective building form transitions that support compatibility with adjoining residential neighborhoods.
- Encourage the adaptive re-use of existing residential buildings between Claremont and Mountain for compatible uses, while allowing for a mix of residential and commercial uses. Encourage new development that is consistent with the existing character and design in this area.
- Continue to support the development and enhance the appearance of commercial uses between Mountain Street and Orange Grove that provide goods and services to local residents.
- Provide opportunities for the development of commercial and residential uses south of Orange Grove Boulevard with increased access to the Metro Gold Line Lake Station and improved walkability.
- Enhance the aesthetics and design of new development through strengthened design guidelines and development standards, including provisions for building form transitions sensitive to adjacent single-family residential neighborhoods.
- Incorporate active ground-floor uses and pedestrian-oriented design treatments along Lake Avenue and intersecting streets that support a more vibrant street atmosphere, increase greenery and better connect the corridor with surrounding neighborhoods.
- Recognize the importance of the area's historic and cultural resources and utilize them as the basis for strengthening the distinct identity for North Lake.
- Continue to provide opportunities for new housing that complements existing uses and adjacent neighborhoods, with an emphasis on housing that is affordable for people who work in the community.

Draft Vision and Emerging Themes



Reinforce the intersection of Lake Avenue and Washington Boulevard as a focal point of community activity offering a variety of commercial uses, and housing options, to foster a stronger sense of place and more pleasant walking environment.



Maintain the scale and character of Lake Avenue between Claremont Street and Orange Grove Boulevard, providing effective building form transitions that ensure **compatibility with adjoining residential neighborhoods**.



Encourage the adaptive re-use of existing residential buildings between Claremont and Mountain **for compatible uses**, while allowing for a mix of residential and commercial uses. Ensure that new development is consistent with the existing character and design in this area.

Draft Vision and Emerging Themes



Continue to **support the development and enhance the appearance of commercial uses** between Mountain Street and Orange Grove that **provide goods and services to local residents**.



Provide opportunities for the development of commercial and residential uses south of Orange Grove Boulevard with **increased access to the Metro Gold Line Lake Station** and improves walkability.



Enhance the aesthetics and design of new development through strengthened design guidelines and development standards, including provisions for building form transitions sensitive to adjacent single-family residential neighborhoods.

Draft Vision and Emerging Themes



Incorporate **active ground-floor uses and pedestrian-oriented design** treatments along Lake Avenue and intersecting streets that support a more **vibrant street atmosphere, increase greenery and better connect the corridor with surrounding neighborhoods.**



Recognize the importance of the area's **historic and cultural resources** and utilize them as the basis for strengthening the district's **distinct identity.**



Continue to provide **opportunities for new housing that complements existing uses and adjacent neighborhoods**, with an emphasis on housing that is affordable for people who work in the community.

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

NORTH LAKE FINAL SPECIFIC PLAN



C i t y o f P a s a d e n a

June 30, 1997

Amended June 25, 2007

What does the Specific Plan regulate today?

- Land Use
- Height
- Setbacks
- Housing density
- Building entries
- Landscaping

Existing Specific Plan

NORTH LAKE FINAL SPECIFIC PLAN



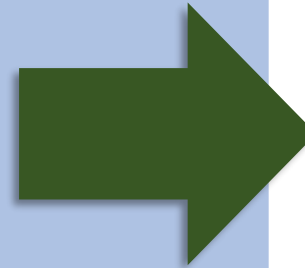
City of Pasadena

June 30, 1997

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What does the Specific Plan regulate today?

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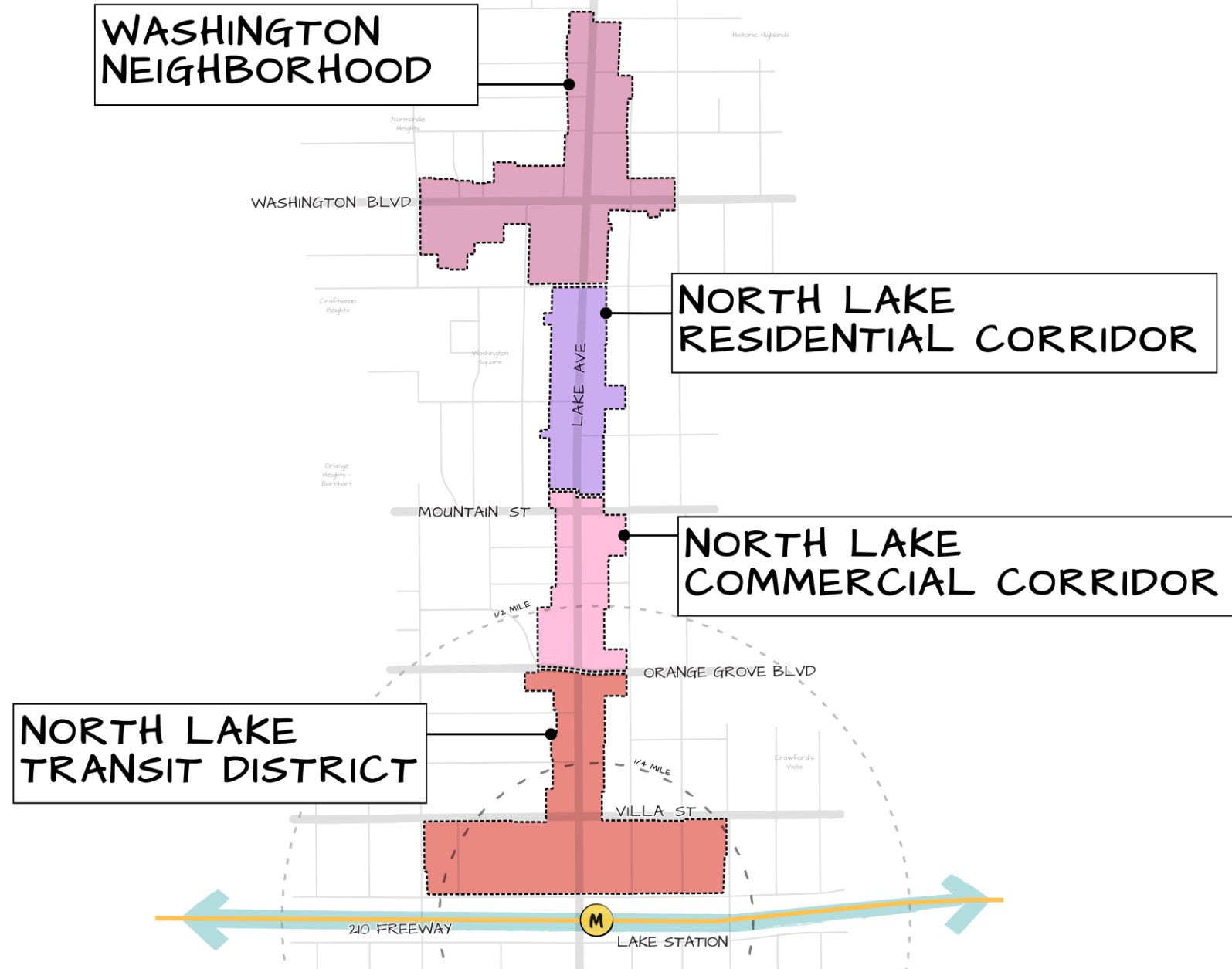
**OPPORTUNITY TO
USE THESE AND
OTHER TOOLS TO
INFLUENCE FUTURE
DEVELOPMENT**

PRELIMINARY CONCEPT

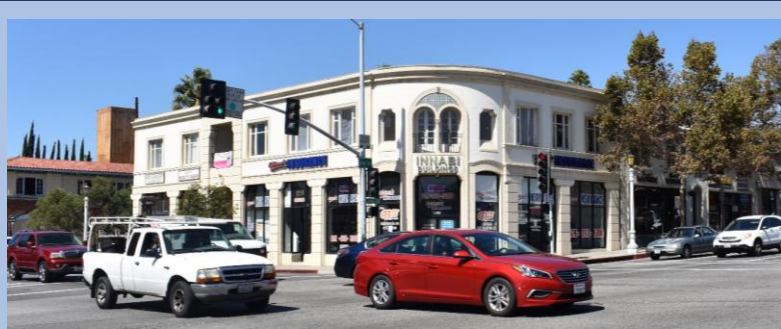


PRELIMINARY CONCEPT

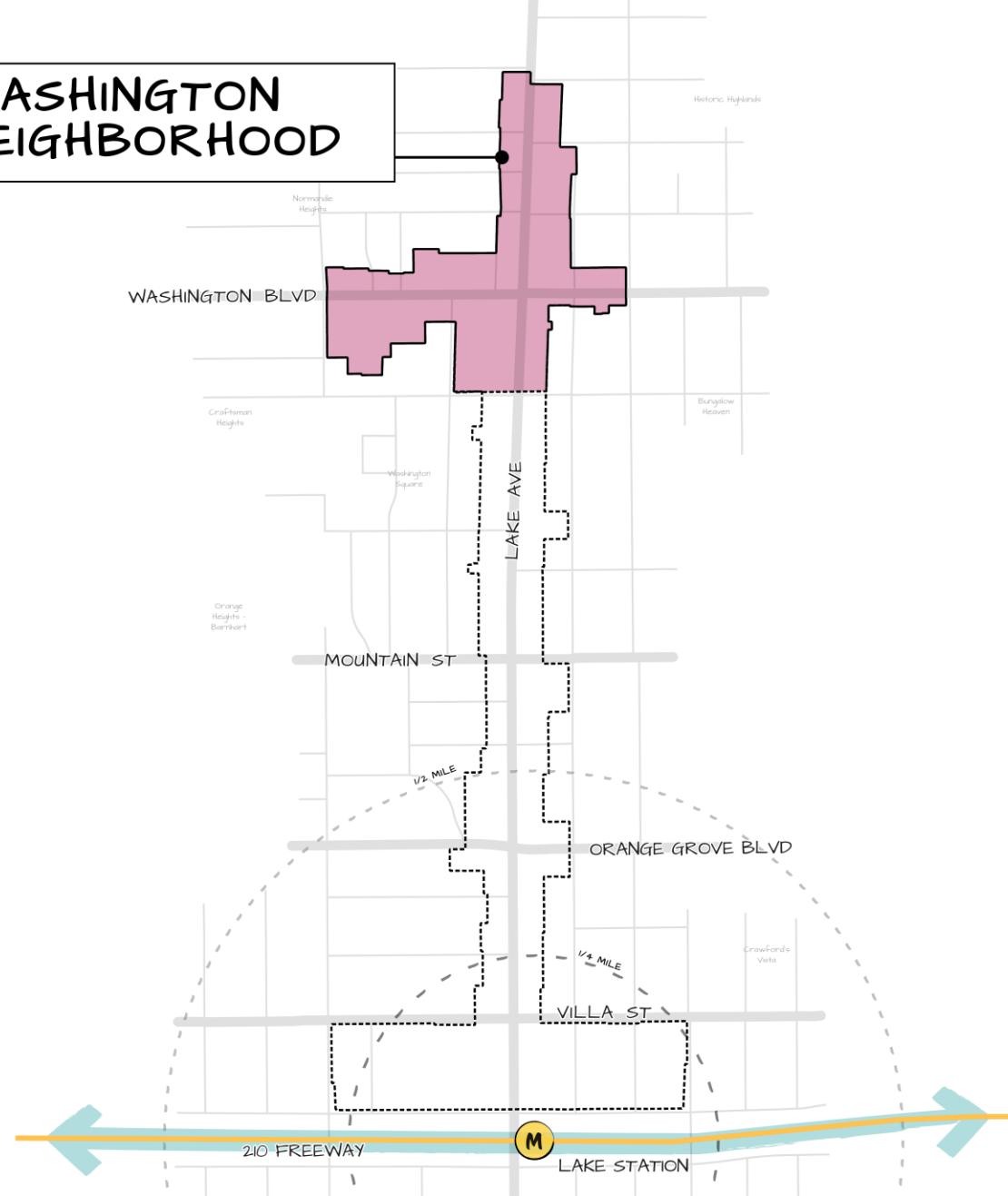
Four Conceptual Planning Areas



Washington Neighborhood



WASHINGTON NEIGHBORHOOD



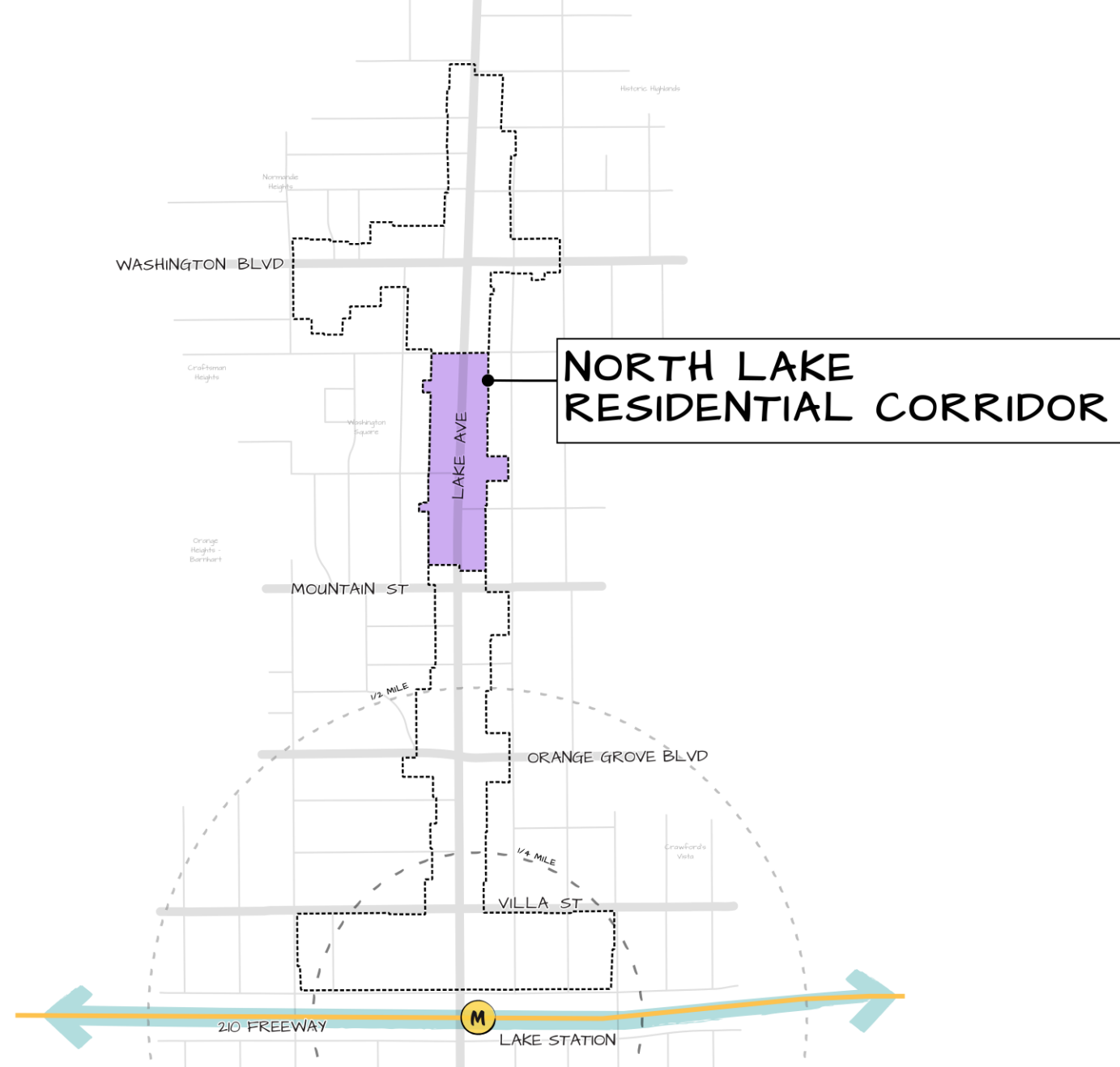
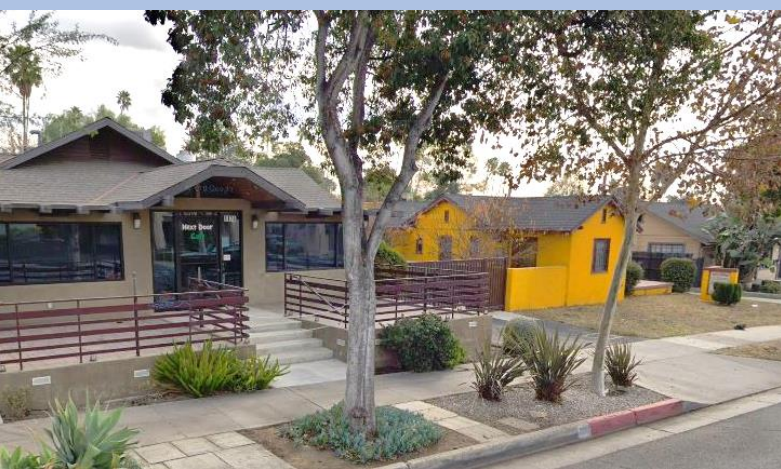
Washington Neighborhood

Key opportunities:

- Reinforce the intersection of Lake Ave and Washington Blvd as a focal point of community activity
- Foster a stronger sense of place and more pleasant walking environment
- Establish appropriate parking management and standards
- Encourage adaptive re-use to enhance the “main street” character



North Lake Residential Corridor



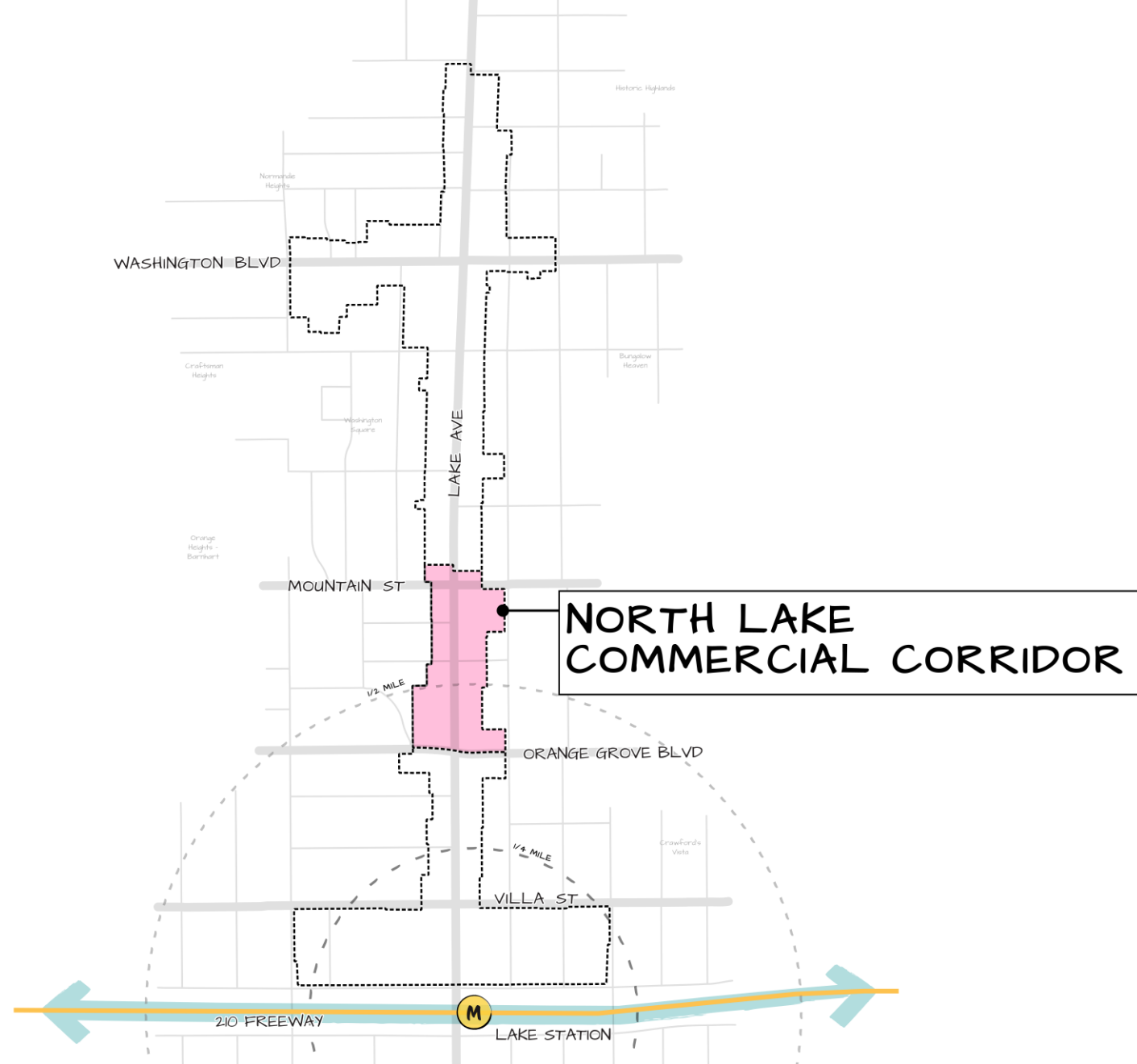
North Lake Residential Corridor

Key Opportunities:

- Maintain scale and residential character
- Encourage adaptive re-use of residential buildings for compatible uses
- Enhance the pedestrian environment through more consistent building design treatments
- Continue to allow a mix of residential and commercial uses



North Lake Commercial Corridor



North Lake Commercial Corridor

Key opportunities:

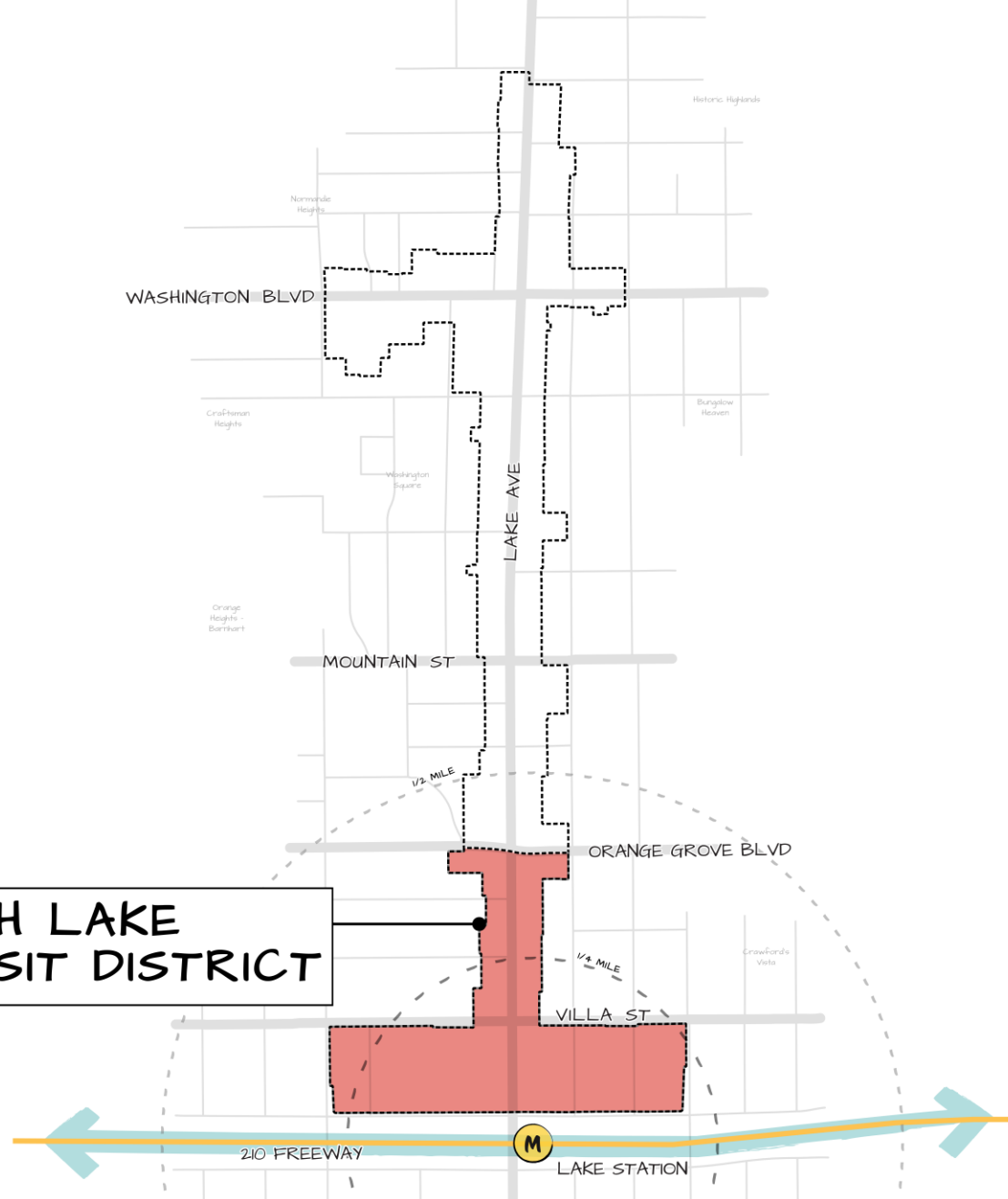
- Maintain existing scale and commercial focus
- Provide goods and services to local residents
- Enhance appearance of commercial uses
- Require street-fronting active ground floor uses at key intersections
- Continue to prohibit new drive-thru establishments and residential uses



North Lake Transit District



NORTH LAKE
TRANSIT DISTRICT



North Lake Transit District

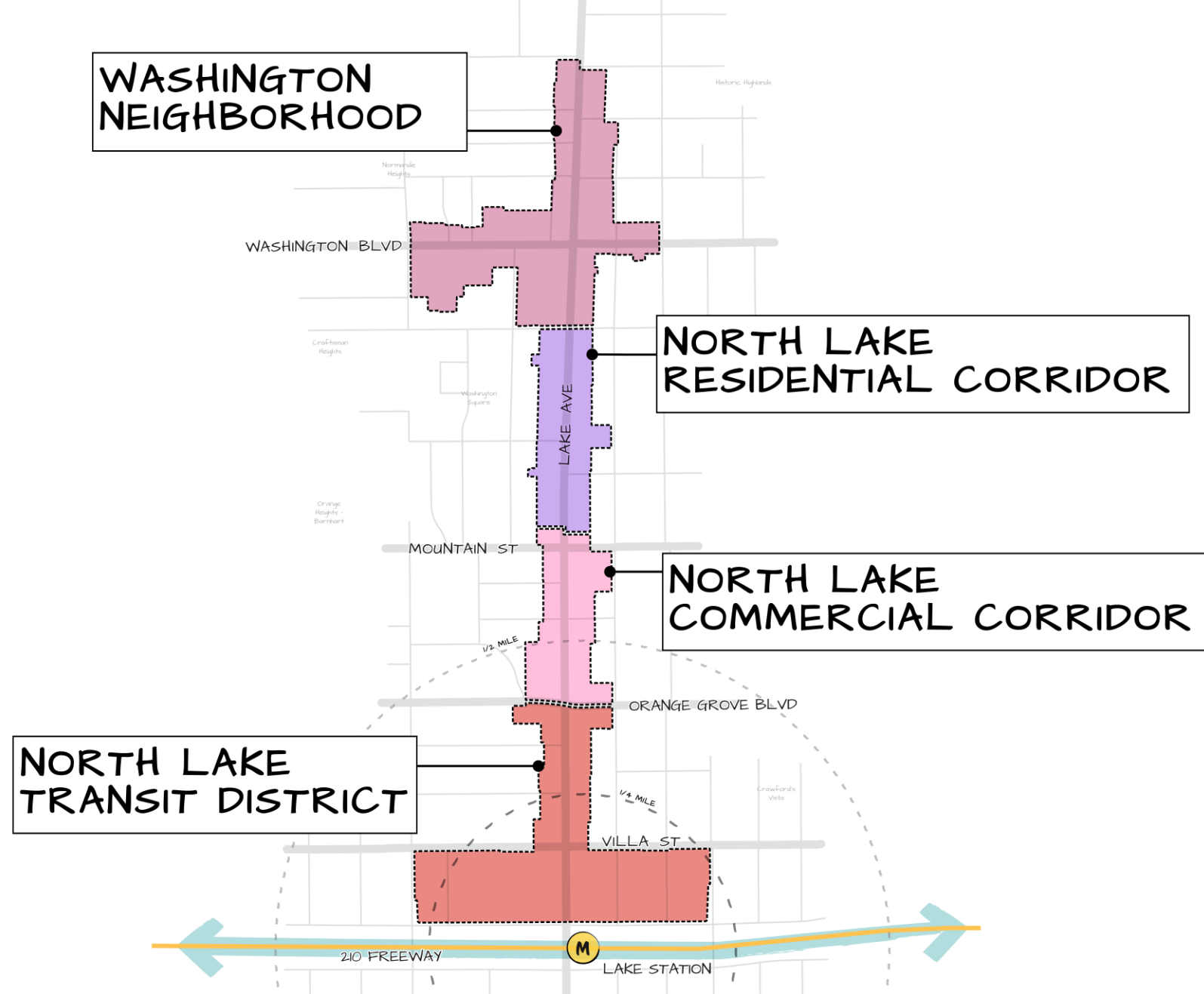
Key Opportunities:

- Provide more housing opportunities in close proximity to the Lake Metro Gold Line Station
- Create a pedestrian-friendly environment
- Sensitive height transitions to adjacent residential neighborhoods
- Require street-fronting active ground floor uses and/or treatments



Preliminary Concept

1. Washington Neighborhood
2. North Lake Residential Corridor
3. North Lake Commercial Corridor
4. North Lake Transit District



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



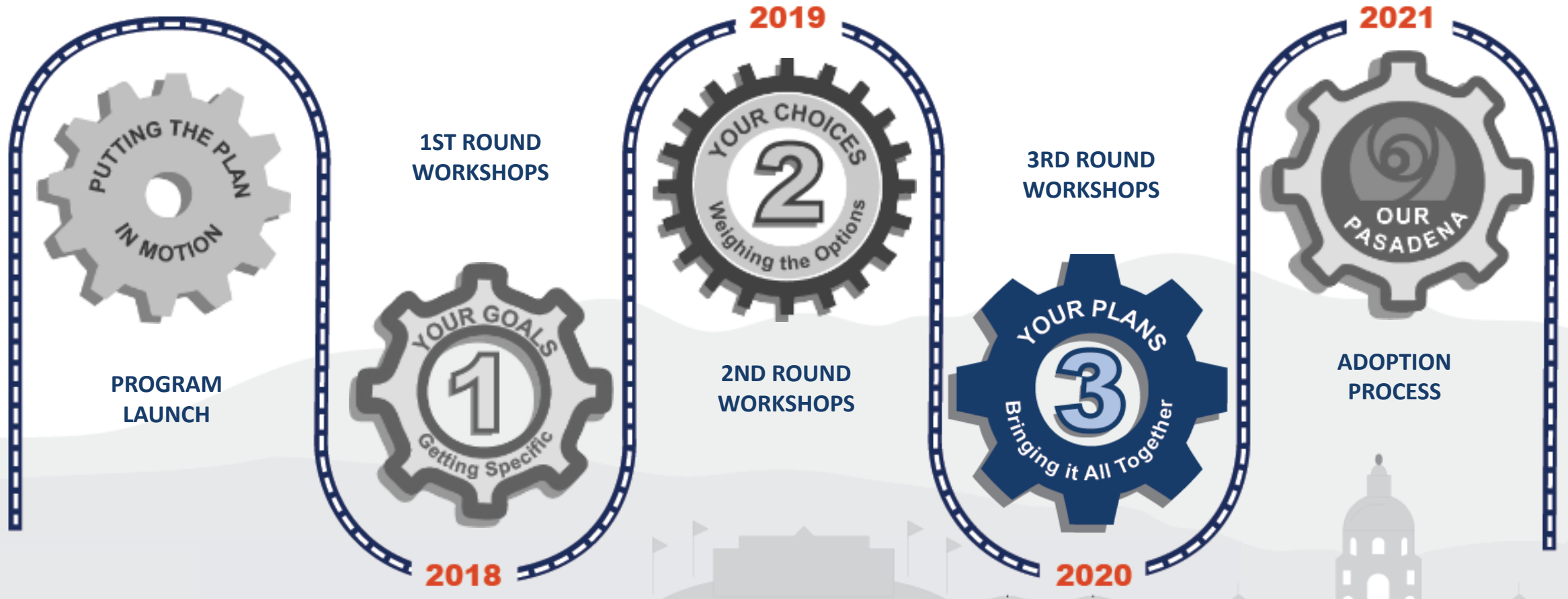
NEXT STEPS

What's next for North Lake?



Future Workshop for North Lake

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

SOUTH FAIR OAKS

June 20, 2019
6:00 - 8:00 p.m.

ArtCenter College of Design
South Campus - Wind Tunnel Gallery
950 S. Raymond Avenue



**YOU'RE
INVITED!**



Your Choices - *Weighing the Options*

LAMANDA PARK

JULY 18, 2019
6:00 - 8:00 p.m.

Learning Works
90 North Daisy Avenue



**YOU'RE
INVITED!**

THANK YOU

ourpasadena.org

ourpasadena@cityofpasadena.net

