

SOUTH FAIR OAKS DRAFT VISION PART 1

DISTRICT-WIDE VISION

- Create an innovative district, unique within the City, with an exciting mix of commercial, flex, light industrial, and residential uses, that celebrates creativity in architecture, public realm design, and public art
- Support development of new residential uses in the heart of the neighborhood, in close proximity to the Fillmore and Del Mar Gold Line stations, that serve a variety of residential needs and incomes
- Create a network of green spaces, including paseos, public plazas, green alleys, and enhanced sidewalks, that provide public gathering spaces, improved pedestrian connections, and open space
- Create attractive neighborhood gateways adjacent to the Fillmore and Del Mar stations through enhanced public spaces, public art, and development standards
- Require active ground floor design treatments and pedestrian-oriented uses at appropriate locations to encourage walkability, visual interest, and attractive design

ARTS & INNOVATION FLEX DISTRICT

- Support a wide range of light industrial and commercial uses by encouraging adaptive reuse of existing structures and low- to mid-scale new development, with a focus on arts- and innovation-oriented businesses
- Maintain existing "street wall" along S. Fair Oaks Avenue and encourage new infill commercial development that compliments existing older structures

RAYMOND AVENUE TRANSIT VILLAGE

- Encourage a mix of residential and commercial development that compliments existing historic structures but supports architectural creativity
- · Encourage adaptive reuse of historic structures
- Enhance pedestrian experience along Raymond Avenue to encourage transit use and neighborhood walkability
- Improve east-west pedestrian paseo connections between Raymond Avenue and the Arts & Innovation Flex District

The City of Pasadena would like to gather initial feedback on the portion of the draft vision listed above, which we'll use to make refinements, and continue to share with you as the project progresses.

- Does the draft vision reflect most of what you would like to see happen in South Fair Oaks?
- What is missing?
- Is there language you would change? What are your suggestions?

Please Write Down Your Comments and Suggestions Below:	1
	Or Submit comments to: ourpasadena@ cityofpasadena.



SOUTH FAIR OAKS DRAFT VISION PART 2

HEART DISTRICT

- Create a vibrant new transit-oriented district with groundfloor amenities, such as restaurants, cafes, stores, and public space, to serve local residents, student, employees, and transit riders
- Leverage the presence of Huntington Hospital and the Art Center South Campus to encourage a cohesive, balanced mix of medical, health, arts, and educational uses
- Increase east-west pedestrian connections south of Fillmore Street through mid-block paseos and enhancement of sidewalks through building setbacks

ARROYO GATEWAY

- Encourage attractive infill development within existing low- to mid-scale commercial corridor with ground floor design treatments that provide visual interest and encourage pedestrian access
- Require rear setbacks and height transitions that respect adjacent residential uses

SOUTH FAIR OAKS NEIGHBORHOOD VILLAGE

- Preserve existing residential neighborhood to the west of South Fair Oaks Avenue, while allowing assisted living facilities and other minimal medical uses
- Encourage commercial uses along South Fair Oaks Avenue within walking distance for students, employees, and nearby residents that s provide more local amenities and more pedestrian-friendly street atmosphere

INSTITUTIONAL FLEX

- Preserve existing City of Pasadena properties for institutional uses, while allowing flexibility for other uses and potential future repurposing
 - Does the draft vision reflect most of what you would like to see happen in South Fair Oaks?
 - What is missing?
 - Is there language you would change? What are your suggestions?

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	net



SOUTH FAIR OAKS PRELIMINARY CONCEPT

Round 2 Workshop Comments

character. The land use emphasis is flex space, including instructional, light manufacturing, creative office, biotech, medical R&D, breweries/brew pubs, restaurants, and live/work with up to 2.0 FAR. The concept includes required urban plazas and paseos for connections through blocks. Parking reductions are also included in the concept for adaptive re-use, incubator space and fine-grain retail.
RAYMOND AVENUE TRANSIT VILLAGE: The preliminary concept for the Raymond Avenue Transit Village sub-area focuses land uses on mixed-use residential, live/work, and a broad range of active ground floor uses, including neighborhood retail arts-related retail, dining, gallery, assembly spaces and creative office with up to 3.0 FAR and 87 du/ac. The concept include TOD appropriate parking standards and required urban plazas and paseos for connections through blocks.
HEART DISTRICT: The preliminary concept for HEART District focuses land uses on arts, educational, medical, retail, and neighborhood services with up to 3.0 FAR. Mixed-use residential, live/work, co-housing, student housing, and micro-units are encouraged with up to 87 du/ac The concept includes TOD appropriate parking standards, required urban plazas and paseos for connections through blocks, and encouragement of public art within public and private development.
ARROYO GATEWAY: The preliminary concept for Arroyo Gateway maintains existing commercial character and with a land use emphasis on neighborhood-serving commercial and larger format commercial with up to 2.0 FAR. The concept establishes height transitions down to residential east of Arroyo Parkway.
SOUTH FAIR OAKS NEIGHBORHOOD VILLAGE: The preliminary concept for South Fair Oaks Neighborhood Village focuse uses on residential, senior housing, skilled nursing, assisted living and residential care with up to 32 du/ac south of Hurlbut and 48 du/ac north of Hurlbut. The concept establishes height transitions down to residential west of Fair Oaks Ave.