

South Fair Oaks Specific Plan

Land Use Concept

ARTS & INNOVATION FLEX DISTRICT

3-4 stories
10 - 2.0 FAR

Use Focus:

- Flex space, including instructional, light manufacturing, creative office, biotech, medical, R&D, assembly spaces, breweries/brew pubs, restaurant
- Live/work
- Neighborhood retail along California Blvd. and Fair Oaks Ave.

Key Features:

- Maintain existing eclectic character
- Establish parking reductions to encourage incubator space and infill development
- Require urban plazas and/or paseo connections through blocks

HEALTH, EDUCATION, ARTS, RESEARCH & TECHNOLOGY (HEART) DISTRICT

5-6 stories
87 du/ac
3.0 FAR

Use Focus:

- Balance of arts-oriented & medical-oriented uses, including hospital, medical, wellness and self-care with ArtCenter-related academic support and student services
- Mixed-use residential, live/work, co-housing, student housing, micro-units
- Creative flex space
- Child care
- Supportive ground floor retail and restaurant uses

Key Features:

- Improve design standards for medical office buildings
- Require urban plazas and/or paseo connections through blocks
- TOD appropriate parking standards
- Establish parking management district
- Southern gateway to Plan Area at Fair Oaks/Glenarm and/or Arroyo/Glenarm
- Central public art and placemaking features surrounding Fillmore Station

SOUTH FAIR OAKS NEIGHBORHOOD VILLAGE

2-3 stories (City of Gardens Standards) with up to 4 stories along Fair Oaks Ave.
32 du/ac south of Hurlbut St.
48 du/ac north of Hurlbut St.
10 - 2.25 FAR

Use Focus:

- Residential, senior housing, skilled nursing, assisted living, and residential care
- Mixed-use commercial or neighborhood-serving commercial along Fair Oaks Ave.

Key Features:

- Establish height transitions to residential west of Fair Oaks Ave.

INSTITUTIONAL FLEX

3-4 stories
1.25 FAR

Use Focus:

- Institutional and flex space, including light manufacturing, creative office, R&D, breweries/brew pubs, restaurant, including food halls

Key Features:

- Preserve existing City of Pasadena properties for institutional uses
- Establish parking reductions for adaptive re-use of historic structures



DEL MAR STATION

RAYMOND AVENUE TRANSIT VILLAGE

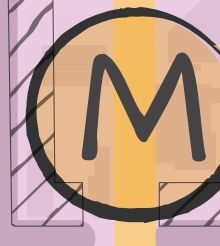
5-6 stories
87 du/ac
3.0 FAR

Use Focus:

- Mixed-use residential, live/work
- Broad range of active ground floor uses, including neighborhood retail, arts-related retail, dining, gallery, assembly spaces
- Creative office

Key Features:

- Encourage adaptive reuse of historic structures
- Require urban plazas and/or paseo connections through blocks
- TOD appropriate parking standards



FILLMORE STATION

ARROYO GATEWAY

2-4 stories
2.0 FAR

Use Focus:

- Neighborhood-serving commercial
- Larger-format commercial

Key Features:

- Maintain existing commercial character
- Establish height transitions down to residential east of Arroyo Parkway

Proposed Plan Area boundary change (removal of hatched area)

LEGEND

Specific Plan Area Boundary



Metro Gold Line & Station



% Active Ground Floor Requirement (Commercial Ground Floor Required)



% Active Ground Floor Requirement (No Commercial Ground Floor Required)



0 250 500 1,000 Feet

Source: City of Pasadena, County of Los Angeles

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

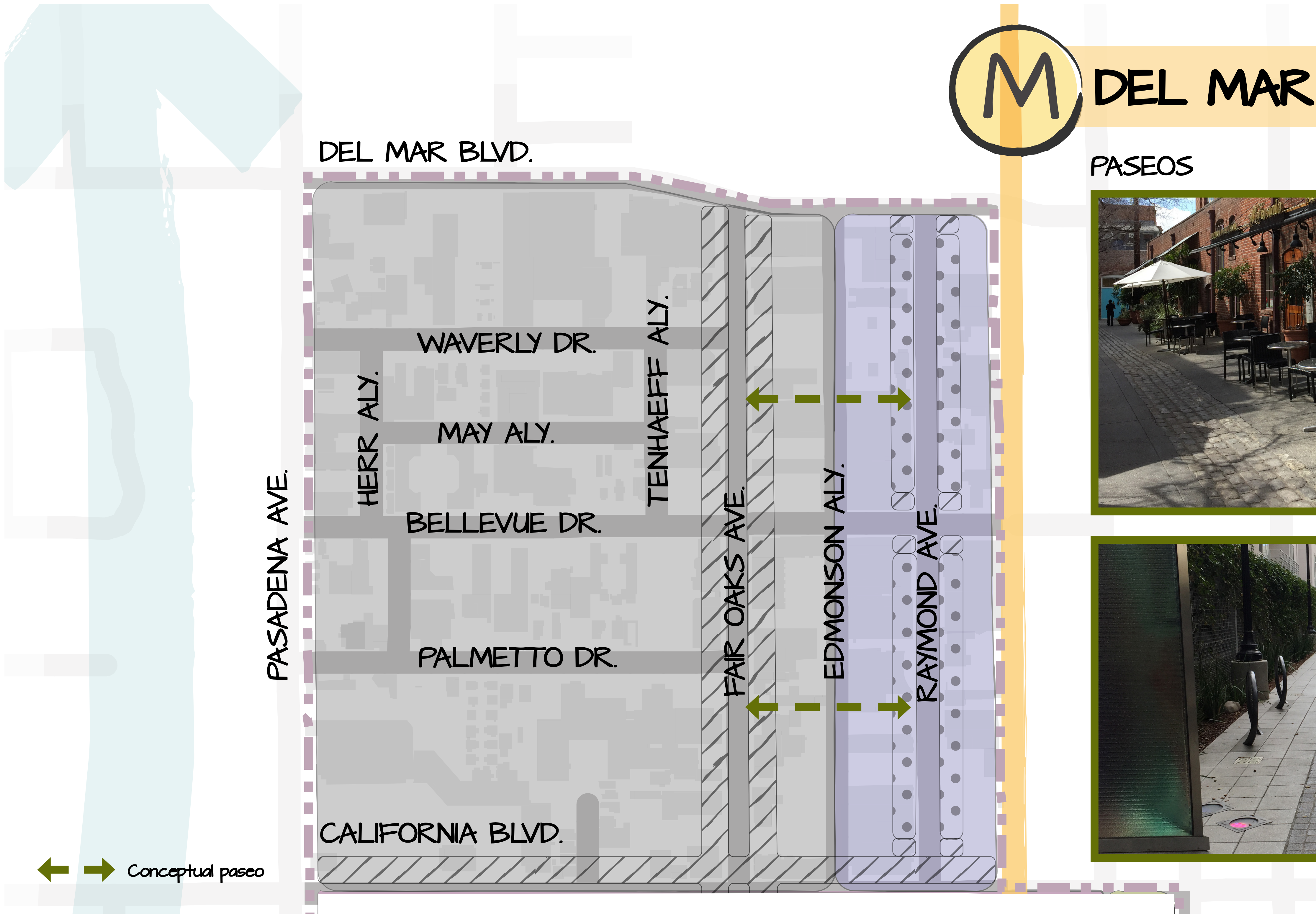


STREETSCAPES AND OPEN SPACE

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

Arts & Innovation Flex District and Raymond Avenue Transit District Sub-Areas

Existing Conditions



Arts & Innovation Flex District

- Flex space, including instructional, light manufacturing, creative office, biotech, medical, R&D, breweries/ brew pubs, restaurants, and live/work
- Active ground floor requirement (commercial required) on Fair Oaks Ave. and California Blvd.
- Allow up to 3 - 4 stories
- Allow up to 1.0 - 2.0 FAR
- Establish parking reductions for adaptive re-use, incubator space and infill
- Require urban plazas and/or paseo connections through blocks

Raymond Avenue Transit Village

- 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
- Encourage adaptive re-use of historic structures
- Require urban plazas and/or paseo connections through blocks
- TOD appropriate parking standards
- Allow 5 - 6 stories
- Allow up to 87 du/ac
- Allow up to 3.0 FAR
- Active ground floor requirements on Raymond Ave. (commercial not required, except at corners of intersections) and California Blvd. (commercial required)

Health, Education, Arts, Research & Technology (HEART) District Sub-Area

Existing Conditions



- Arts, educational, medical, retail and neighborhood-services
- Encourage mixed-use residential, live/work, co-housing, student housing, micro-units and creative flex space
- Active ground floor requirements (commercial required) throughout sub-area
- Allow up to 5 - 6 stories
- Allow up to 3.0 FAR

- Improve design standards for medical office buildings
- Require urban plazas and/or paseo connections through blocks
- TOD appropriate parking standards
- Create an attractive neighborhood gateway adjacent to the Fillmore station through enhanced public spaces, public art, and development standards.
- Encourage public art within public and private development

Existing Conditions



Arroyo Gateway

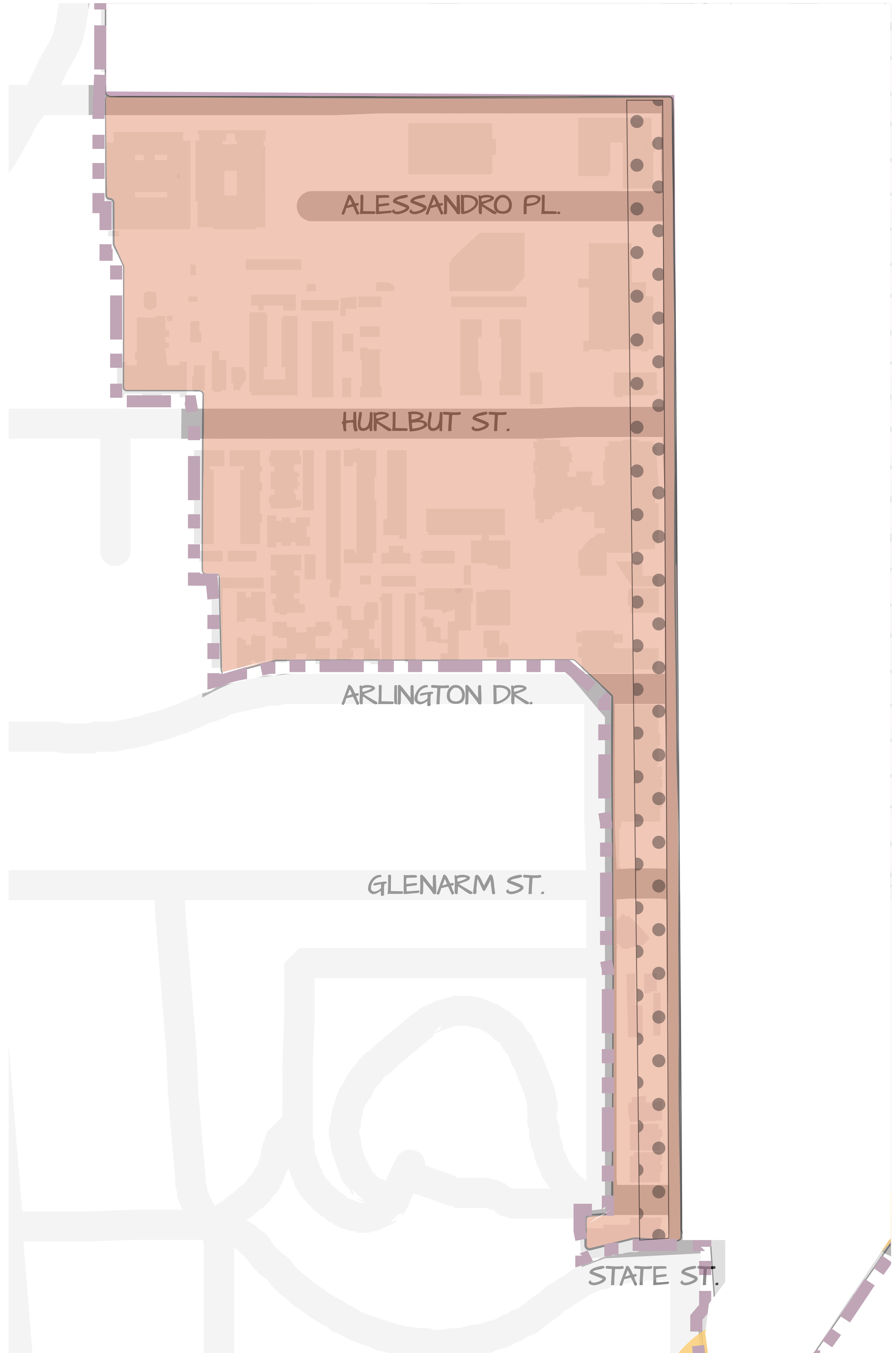
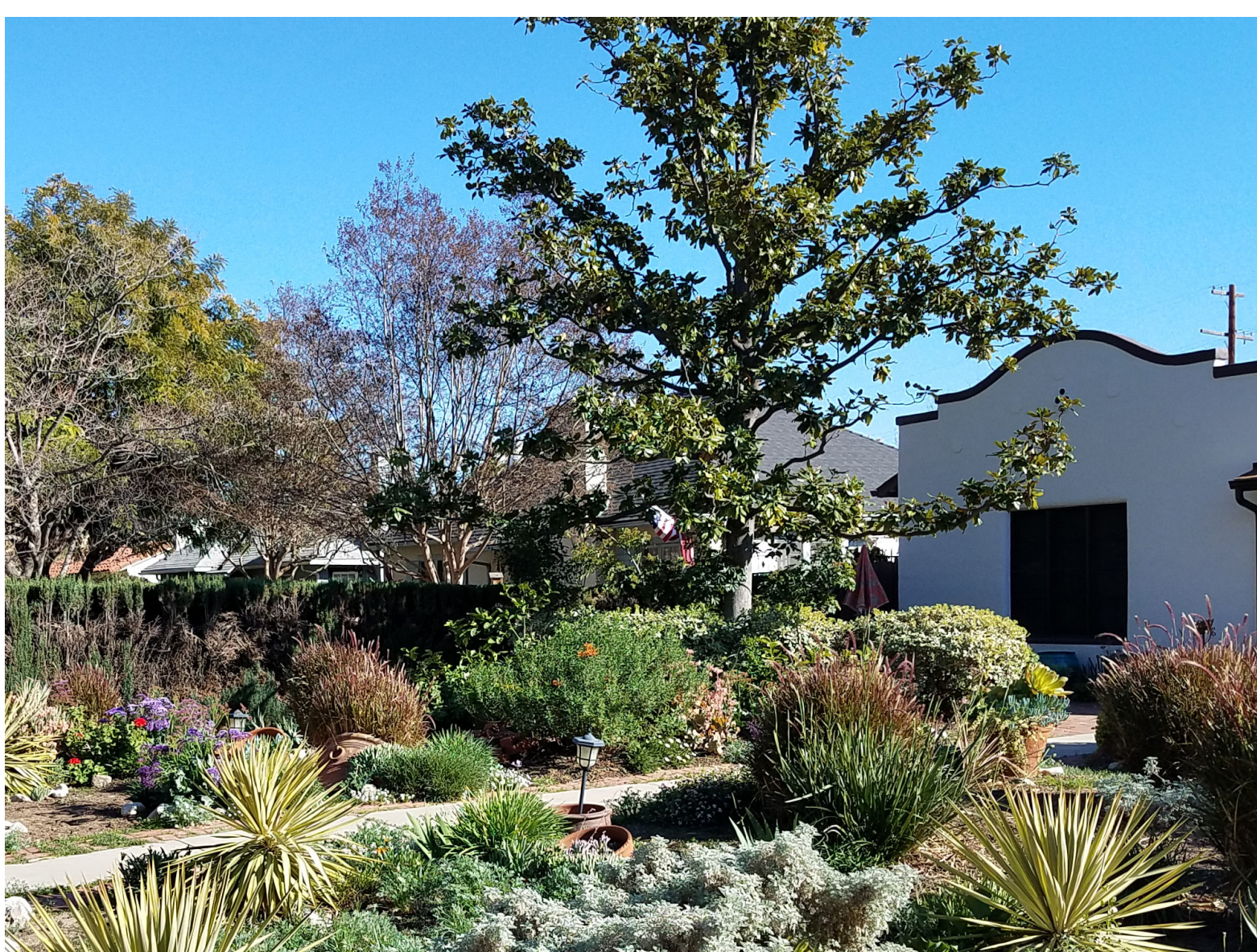
- Maintain existing commercial character
- Establish height transitions down to residential east of Arroyo Parkway
- Neighborhood-serving commercial and larger format commercial
- Active ground floor requirements along Arroyo Parkway and California Blvd. (commercial required)
- Allow up to 2 - 4 stories
- Allow up to 2.0 FAR

Institutional Flex

- Preserve existing City of Pasadena properties for institutional uses
- Allow flexibility for other uses and potential future repurposing
- Institutional and flex space, including light manufacturing, creative office, R&D, breweries/ brew pubs, restaurant, including food halls
- Establish parking reductions for adaptive re-use of historic structures
- Allow up to 3 - 4 stories
- Allow up to 1.25 FAR



Existing Conditions



- Residential, senior housing, skilled nursing, assisted living, and residential care
- Active ground floor requirements (commercial not required) along Fair Oaks Ave.
- Allow up to 2 - 3 stories (City of Gardens Standards) with up to 4 stories along Fair Oaks Ave.
- Allow up to 32 du/ac south of Hurlbut and 48 du/ac north of Hurlbut
- Allow up 2.25 FAR