

# SOUTH FAIR OAKS

## SPECIFIC PLAN AREA

*June 20, 2019*



**OUR PASADENA**

PUTTING THE PLAN IN MOTION

**WELCOME**



# Workshop Agenda



Program Introduction



Specific Plan Overview + Toolkit



Outreach Overview



Preliminary Concept



Small Group Discussion

# INTRODUCTION

*About the Program*



# General Plan

Sets forth a **long-term vision** and plan for how the City should grow and develop



## Elements

Land Use

Mobility

Housing

Noise

Open Space  
and Conservation

Safety

Green Space,  
Recreation and Parks

## Guiding Principles



Target growth to  
enhance quality  
of life



Preserve historic  
resources



Promote  
economic  
vitality



Balance all areas  
of sustainability



Make car-free  
circulation  
possible



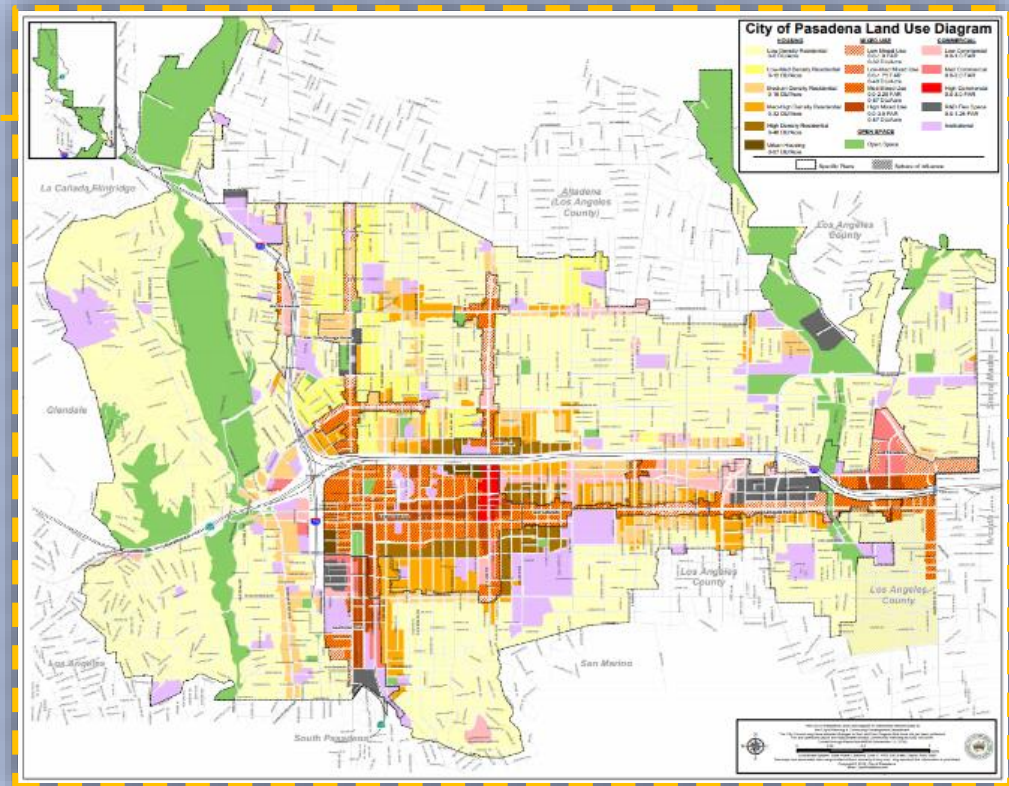
Be a leader in  
the region



Welcome  
community  
participation



Commit to  
diverse  
education

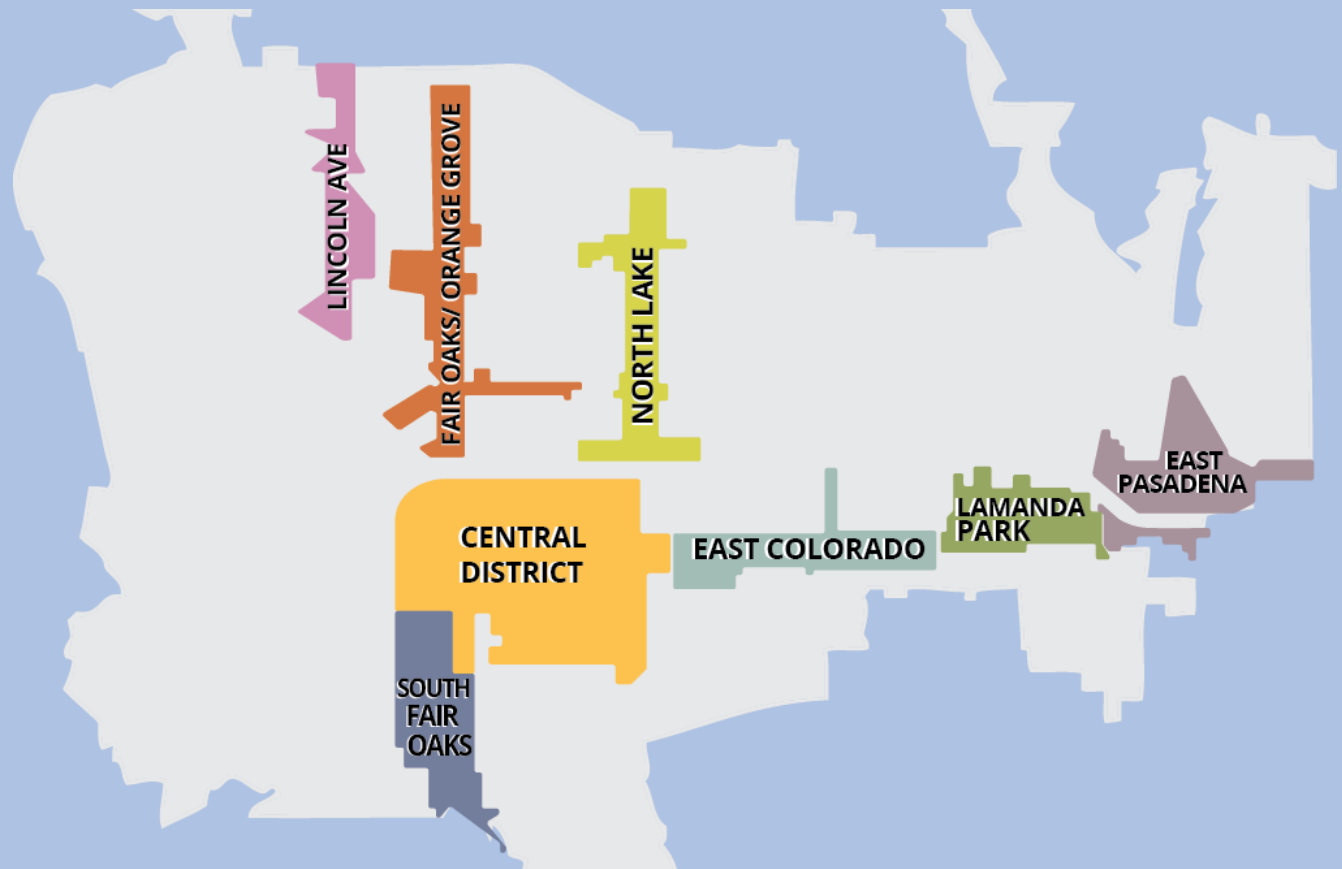


The City updated the General Plan Land Use Element in 2015

# About the Program

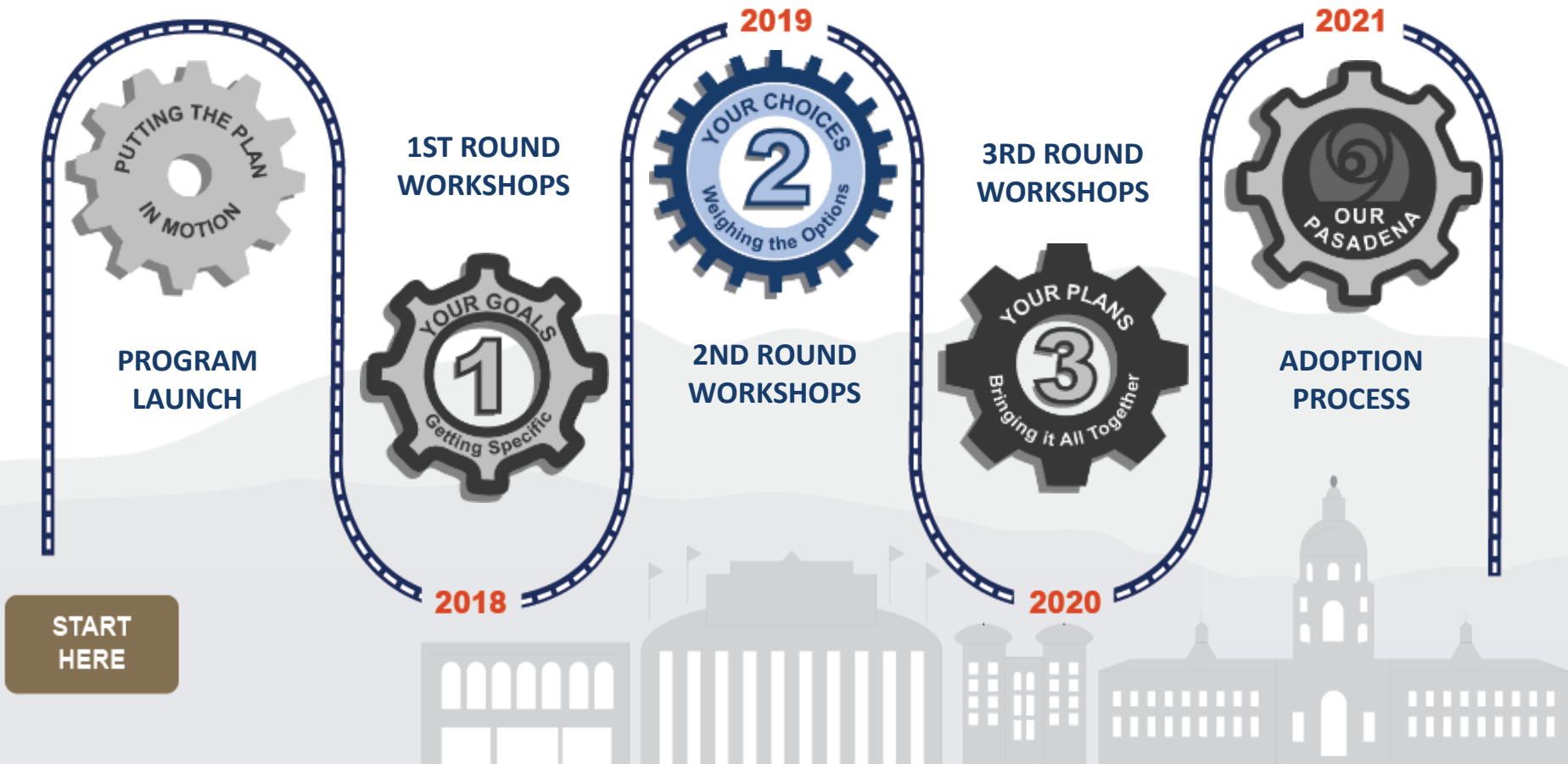
**Three-Year  
Program  
to Update  
Pasadena's  
8 Specific Plans  
Areas**

*(Launched in  
early 2018 )*



# About the Program

Three-year program to update the City's Specific Plan Areas to implement the General Plan



# SOUTH FAIR OAKS

*General Plan Vision*

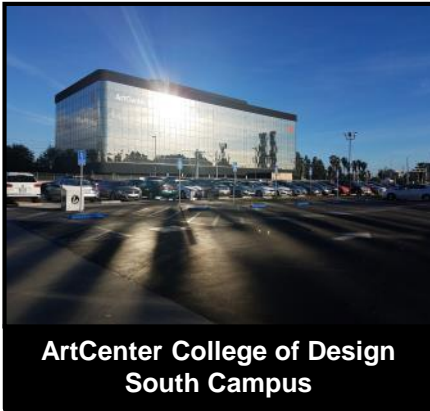




# South Fair Oaks Specific Plan Area



Huntington Memorial Hospital



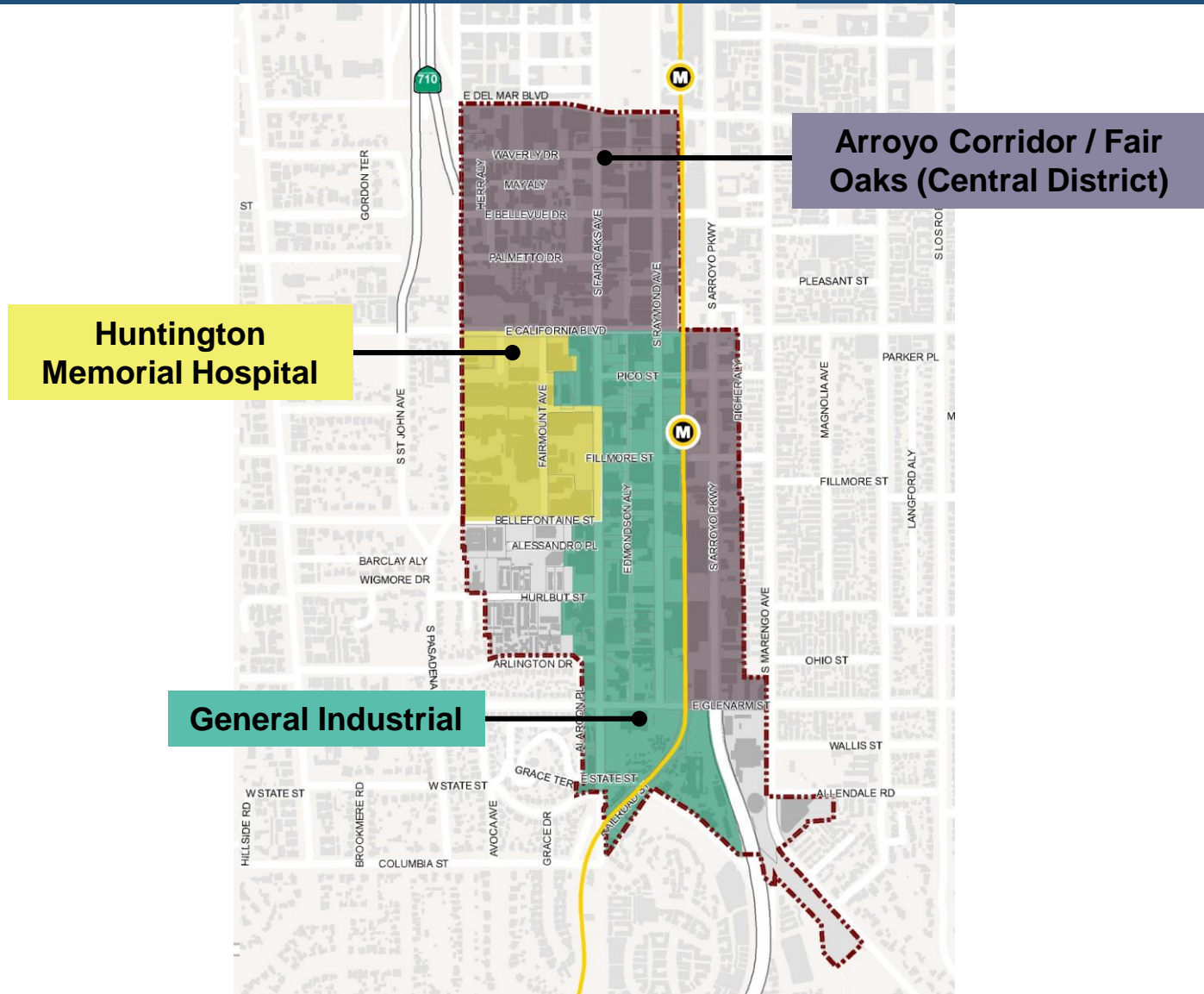
ArtCenter College of Design  
South Campus



Metro Gold Line  
Fillmore Station

-  South Fair Oaks SPA Boundary (1998)
-  South Fair Oaks SPA Boundary (2015)
-  Metro Gold Line + Station

# Existing Specific Plan Sub-Districts



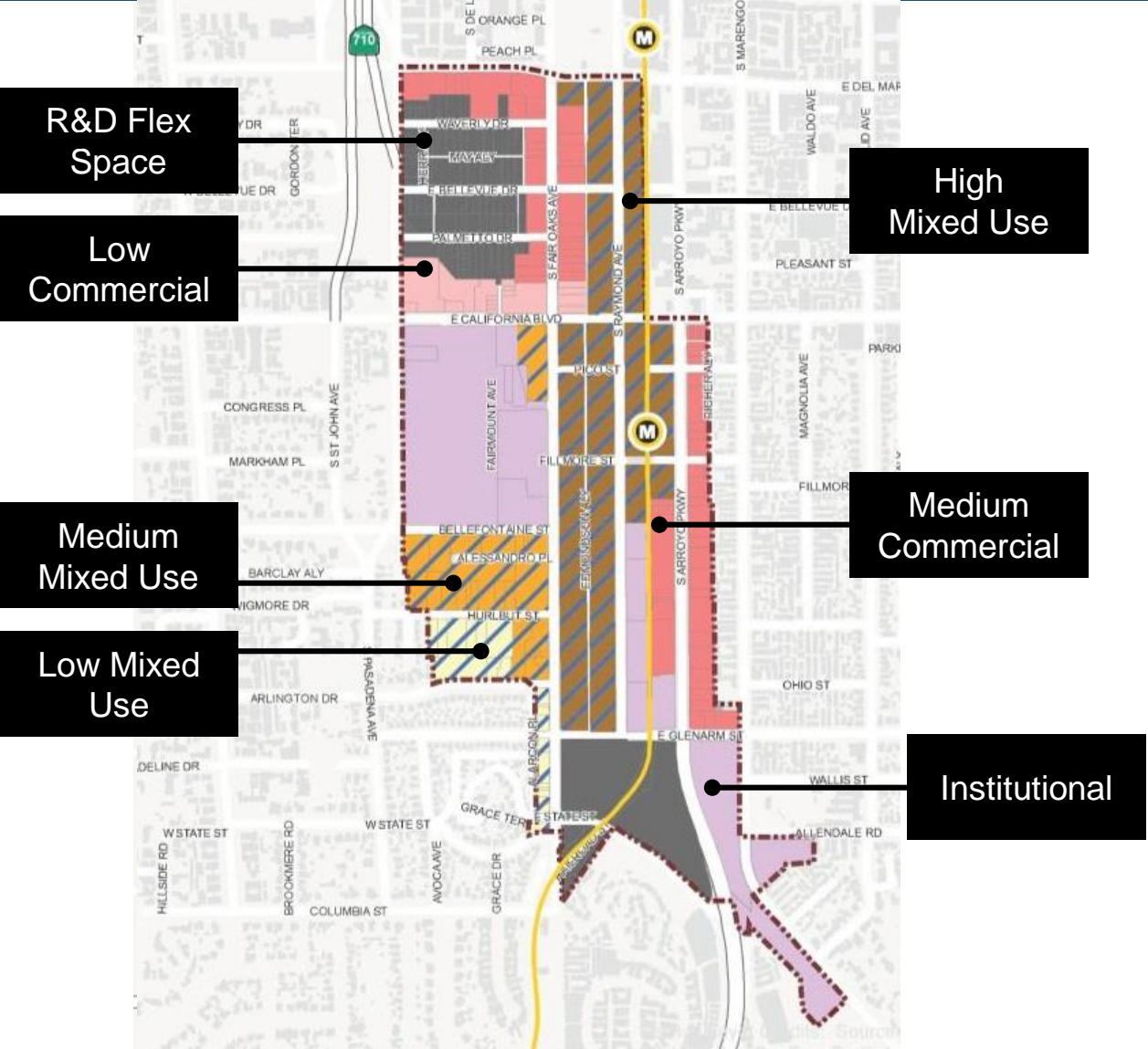
# General Plan Vision for South Fair Oaks

- Concentrate mixed-use, retail, office, and housing development adjacent to the Fillmore Station
- Introduce housing for seniors, students, and employees of the major institutions
- Redevelop underutilized industrial areas for new businesses and job-generating uses leveraged by the medical and creative office uses
- Capitalize on Huntington Hospital through new and expanded medical uses
- Support a creative culture and visual variety





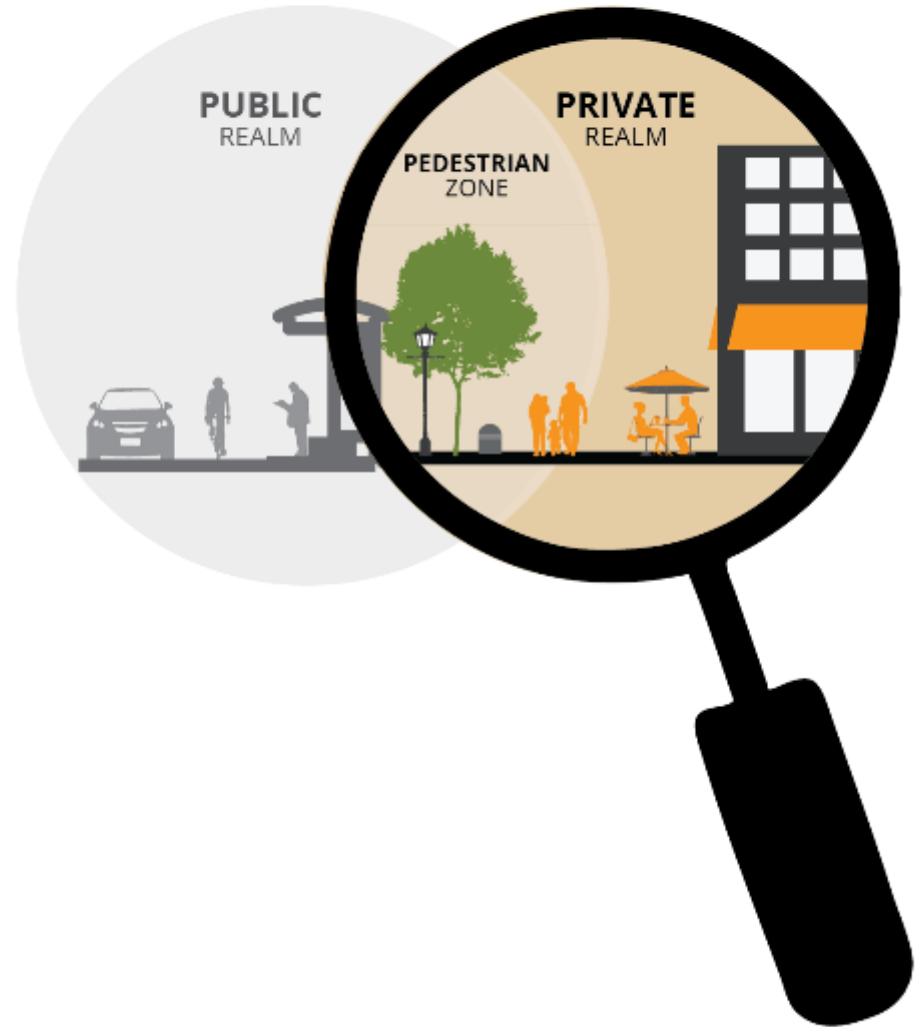
# General Plan Land Use



# Specific Plan Update Program

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

- Develop a vision, 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 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

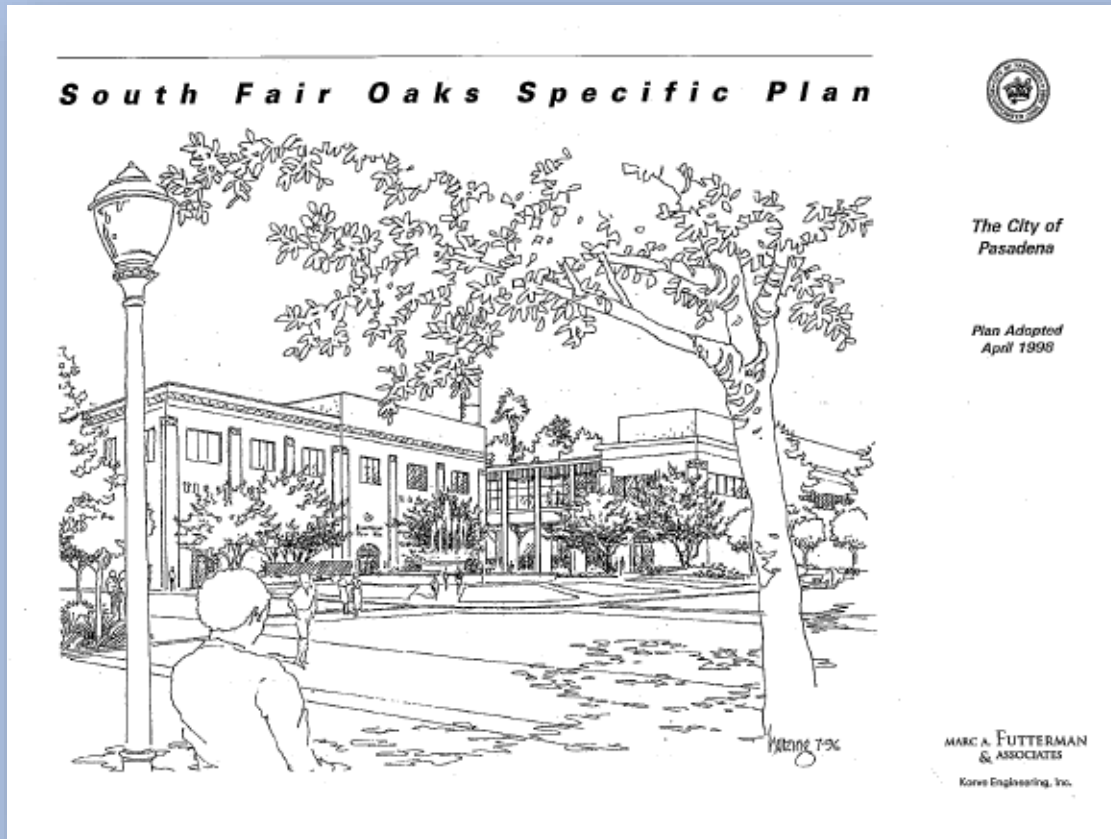


Parking and vehicular access



# Existing Specific Plan

What does the Specific Plan regulate today?



- Use and activities
- Height and Intensity
- Housing density
- Setbacks
- Open space
- Parking and loading
- Driveways

# Existing Specific Plan

## Opportunities in this Specific Plan Update:

- ✓ Better reflect the adopted General Plan
- ✓ Incorporate new ideas from community
- ✓ Modernize and refine existing regulations
- ✓ Introduce new tools to shape development



# OUTREACH OVERVIEW + DRAFT VISION





# Outreach Snapshot

- Initial Online Survey
- Round 1 Workshop
- Round 1 Workshop Online Survey
- Walking Tour
- Pop-up Event at Art Center



Round 1 Community Workshop – May 24, 2018



ArtCenter College of Design South Campus Pop-Up – May 22, 2019



# Visioning Process



**SOUTH FAIR OAKS DRAFT VISION PART 2**

**ARLINGTON GARDENS NEIGHBORHOOD VILLAGE**

**SOUTH FAIR OAKS DRAFT VISION PART 1**

**DISTRICT-WIDE VISION**

**SOUTH FAIR OAKS PRELIMINARY CONCEPT**

**Round 2 Workshop Comments**

**ARLINGTON GARDENS NEIGHBORHOOD VILLAGE**

**HEART DISTRICT**

- Create a vibrant new transit-oriented floor amenities, such as restaurants, public space, to serve local residents, and transit riders
- Leverage the presence of Huntington Center South Campus to encourage a mix of medical, health, arts, and education
- Increase east-west pedestrian connectivity along Filmore Street through mid-block passageways, and improved street crossings

**ARROYO GATEWAY**

- Encourage attractive infill development low- to mid-scale commercial core floor design treatments that provide pedestrian access
- Require rear setbacks and height transitions adjacent residential uses

The City of Pasadena would like to gather initial feedback on the draft vision, and we'll use to make refinements, and o

- Does the draft vision reflect most of what is missing?
- Is there language you would change?

Please Write Down Your Comments and Suggestions

**ARTS & INNOVATION DISTRICT**

**Round 2 Workshop Comments**

**ARTS & INNOVATION DISTRICT**

The preliminary concept for Arts & Innovation District sub-area maintains existing eclectic 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 activated alleyways with public art and placemaking as well as required urban plazas and passageways 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 includes TOD appropriate parking standards and equipped urban plazas and passageways for connections through blocks.

**HEART DISTRICT**

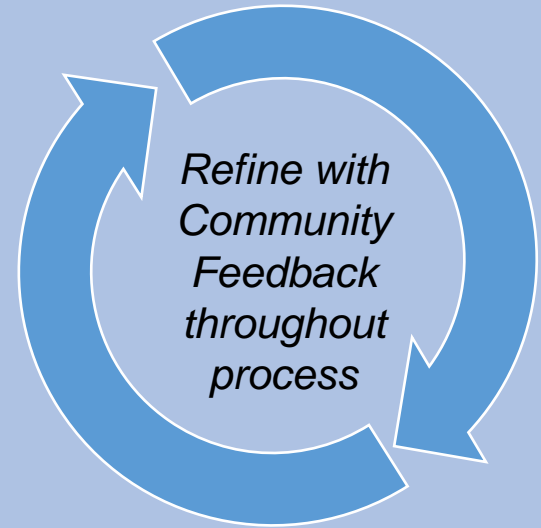
The preliminary concept for HEART District focuses land uses on arts, educational, medical, retail, and neighborhood services with up to 3.0 FAR. Mixed-use residential, live/work, co-housing, student housing, and micro-units are encouraged with up to 87 du/ac. The concept includes TOD appropriate parking standards, equipped urban plazas and passageways 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.

**ARLINGTON GARDENS NEIGHBORHOOD VILLAGE**

The preliminary concept for Arlington Gardens Neighborhood Village focuses uses on residential, senior housing, skilled nursing, assisted living and residential care with up to 32 du/ac south of Hurbut and 48 du/ac north of Hurbut. The concept establishes height transitions down to residential west of Fair Oaks Ave.



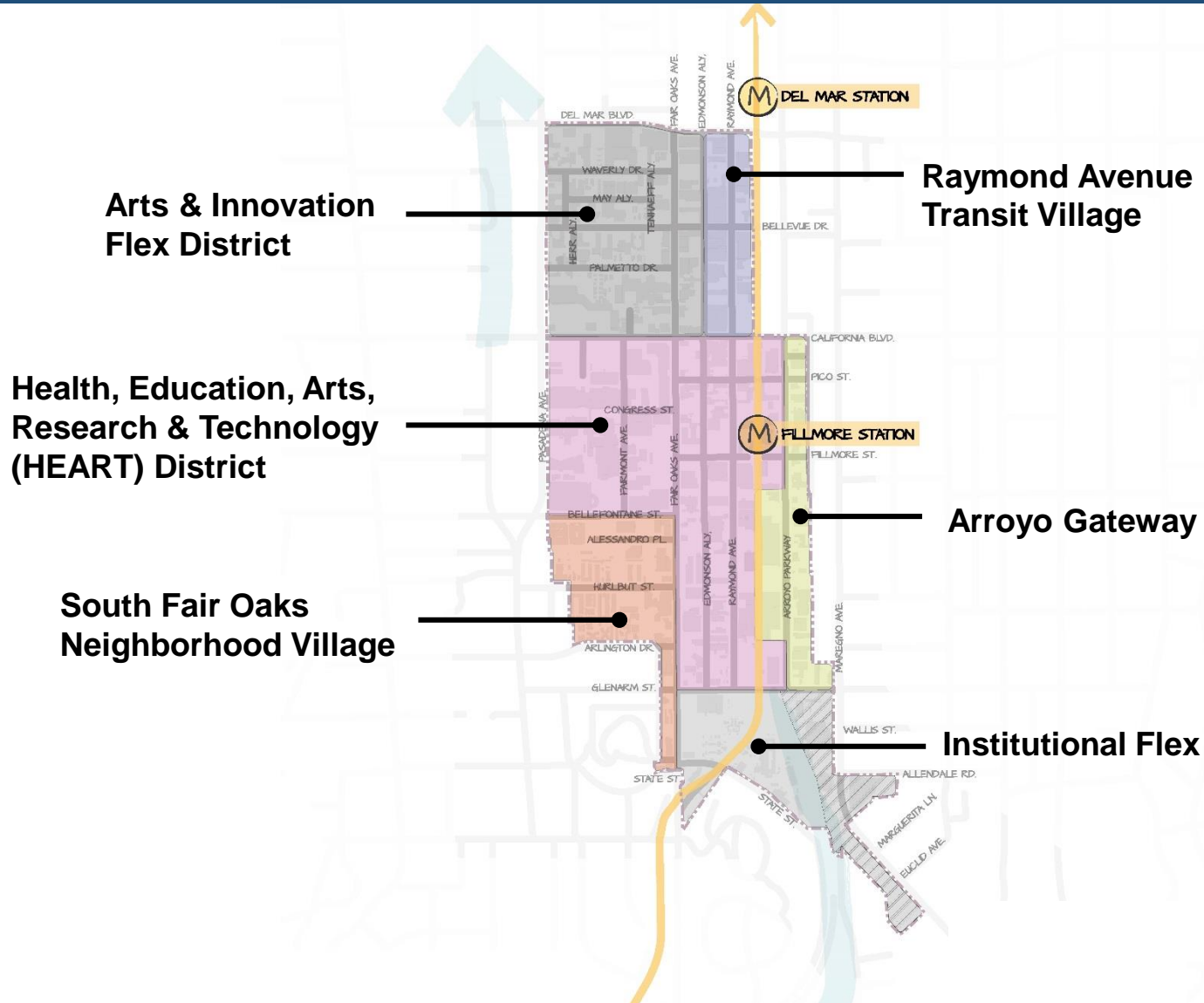
# District-Wide Vision

- 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

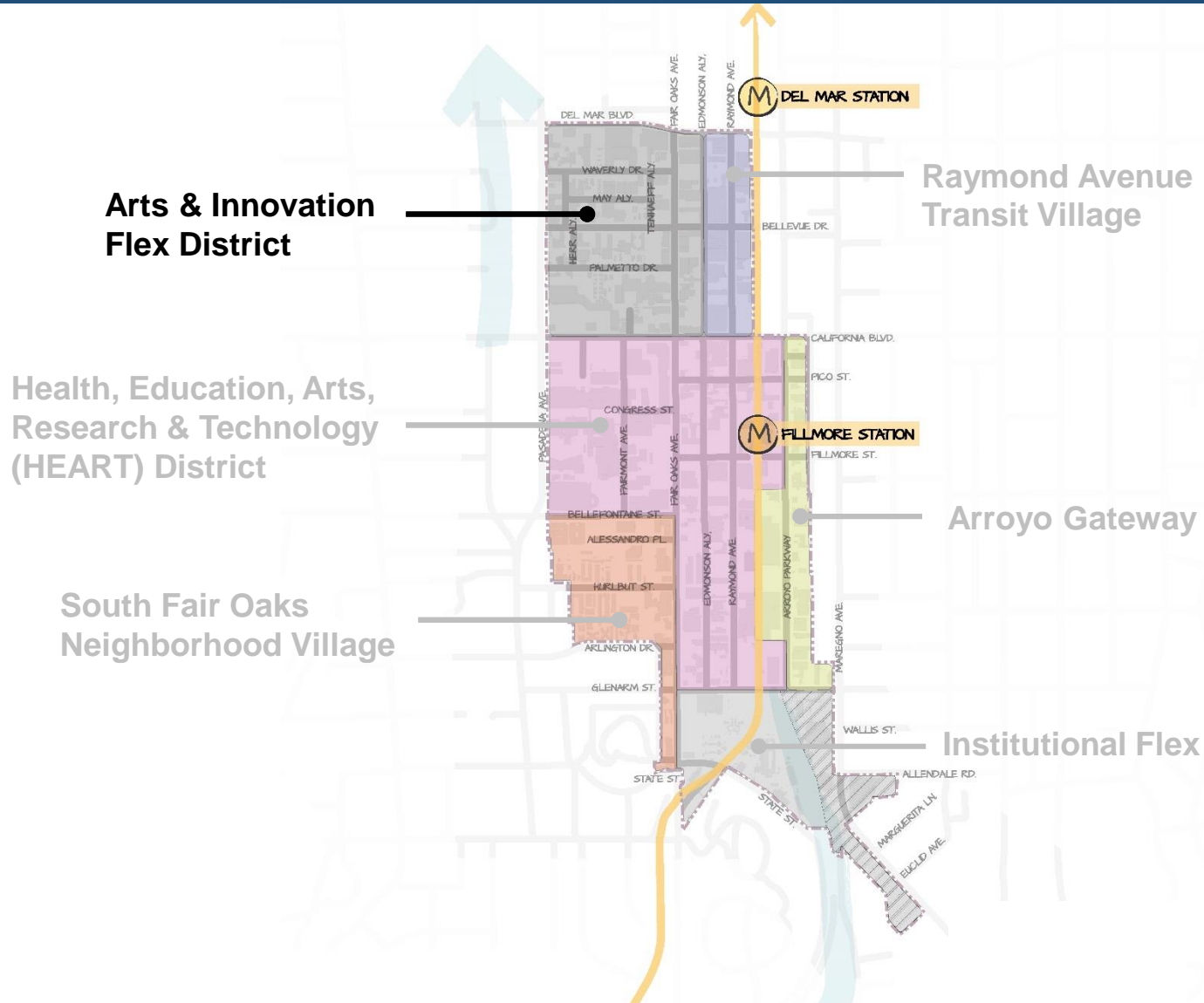
# PRELIMINARY CONCEPT



# Preliminary Concept



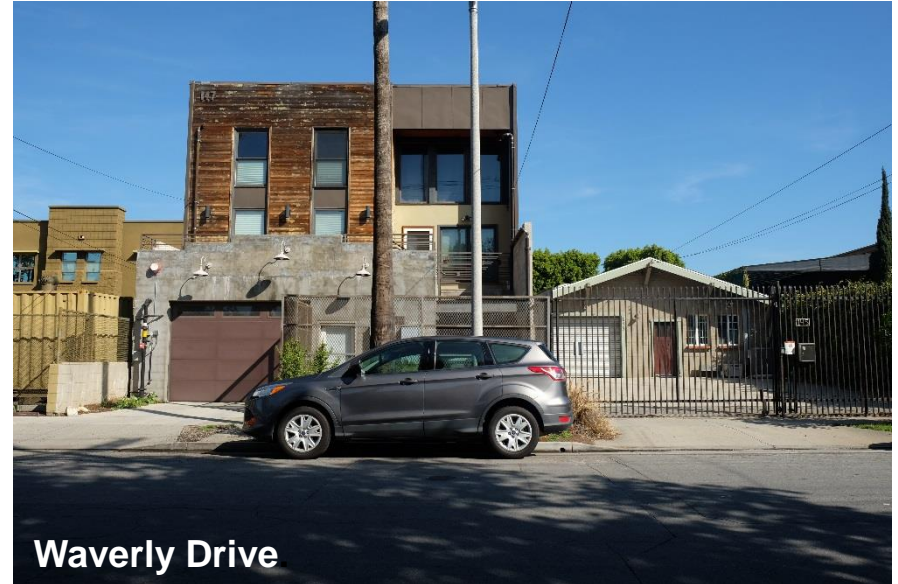
# Arts & Innovation Flex District





# Arts & Innovation Flex District

Fair Oaks Avenue



Waverly Drive



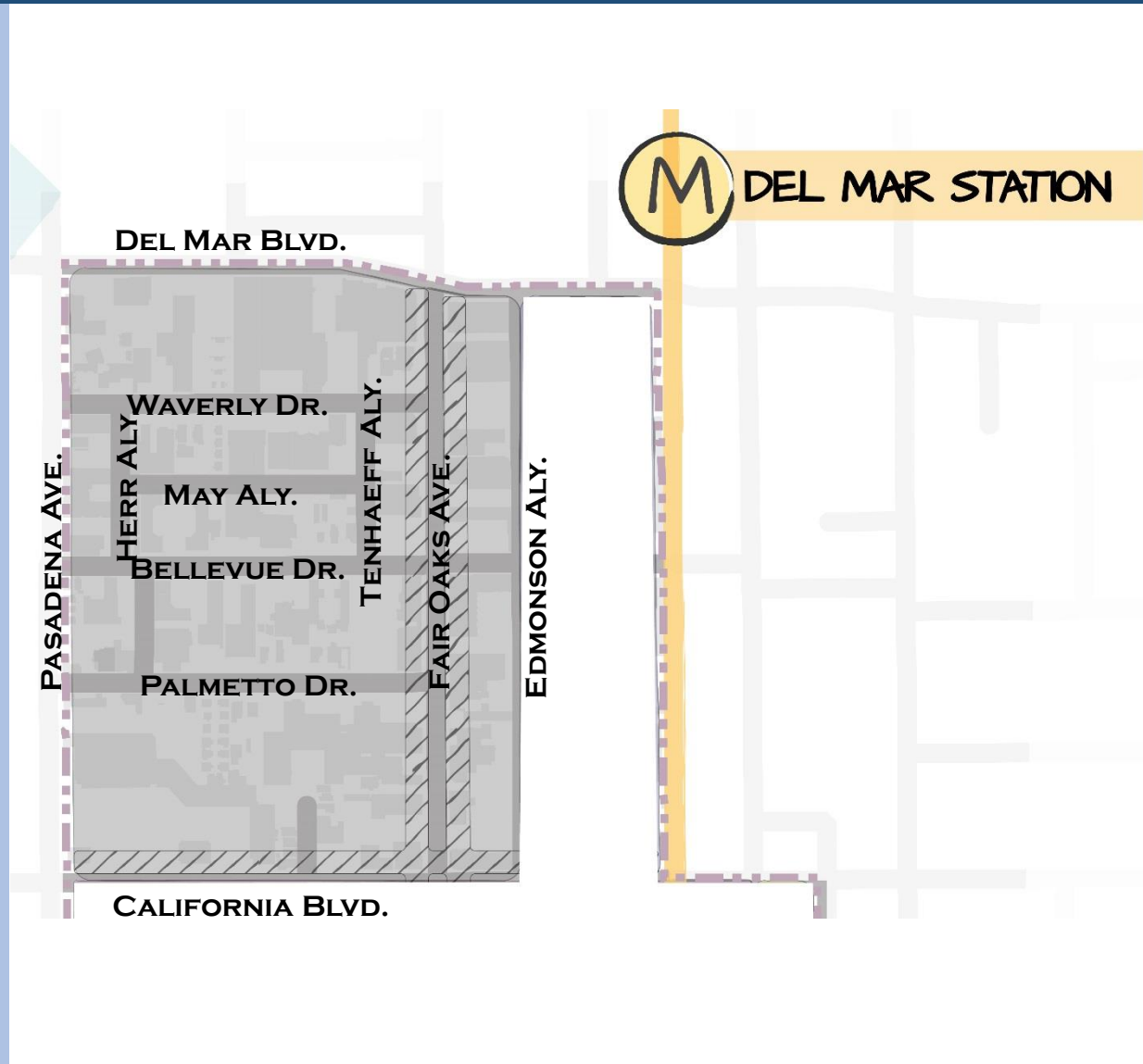
Fair Oaks Avenue



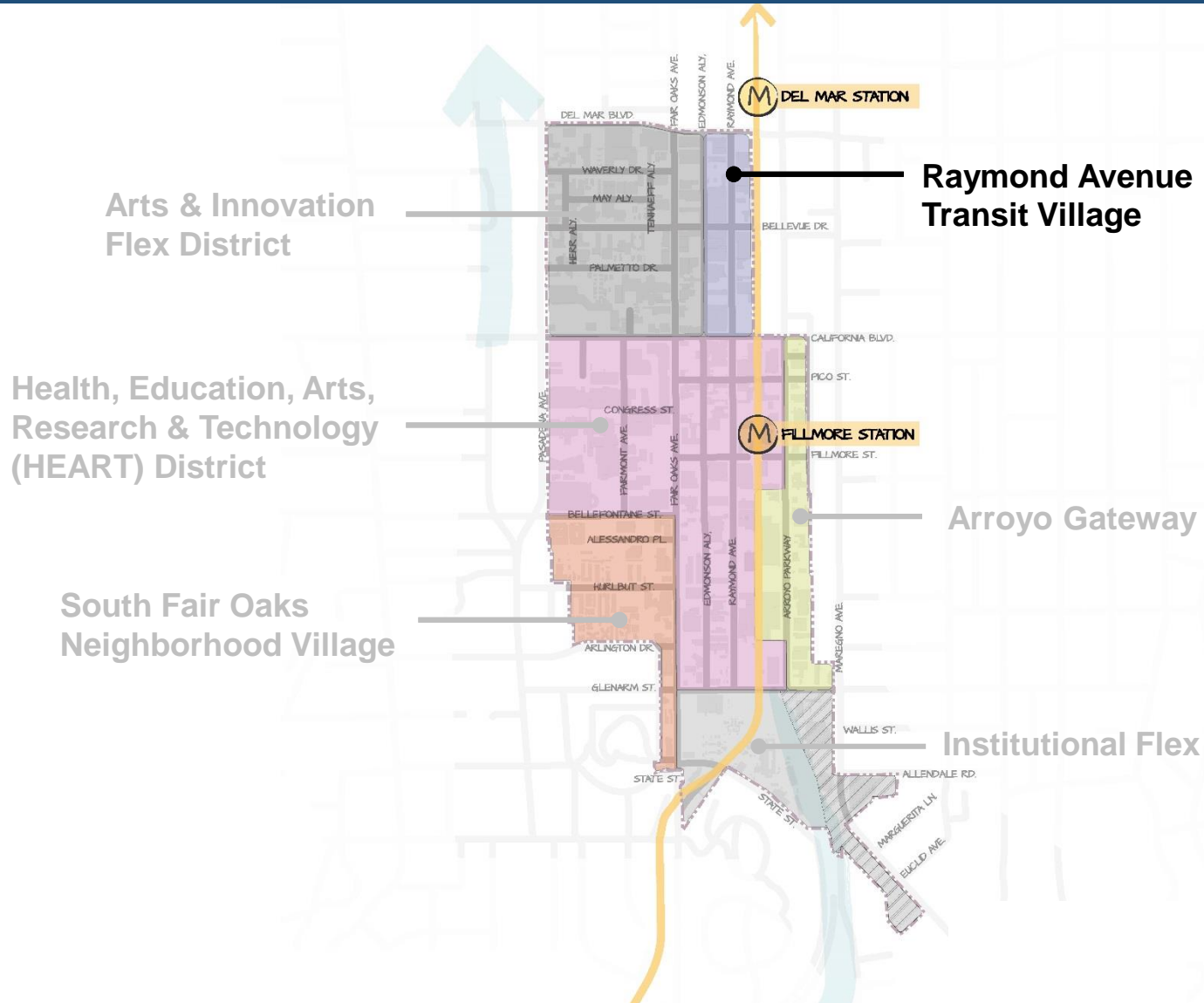
Bellevue Drive

# Arts & Innovation Flex District

- Support a wide range of light industrial and commercial uses
- Encourage 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 Ave.
- Encourage new infill commercial development that compliments existing older structures



# Raymond Avenue Transit Village





# Raymond Avenue Transit Village

Raymond Ave.



Del Mar Blvd.



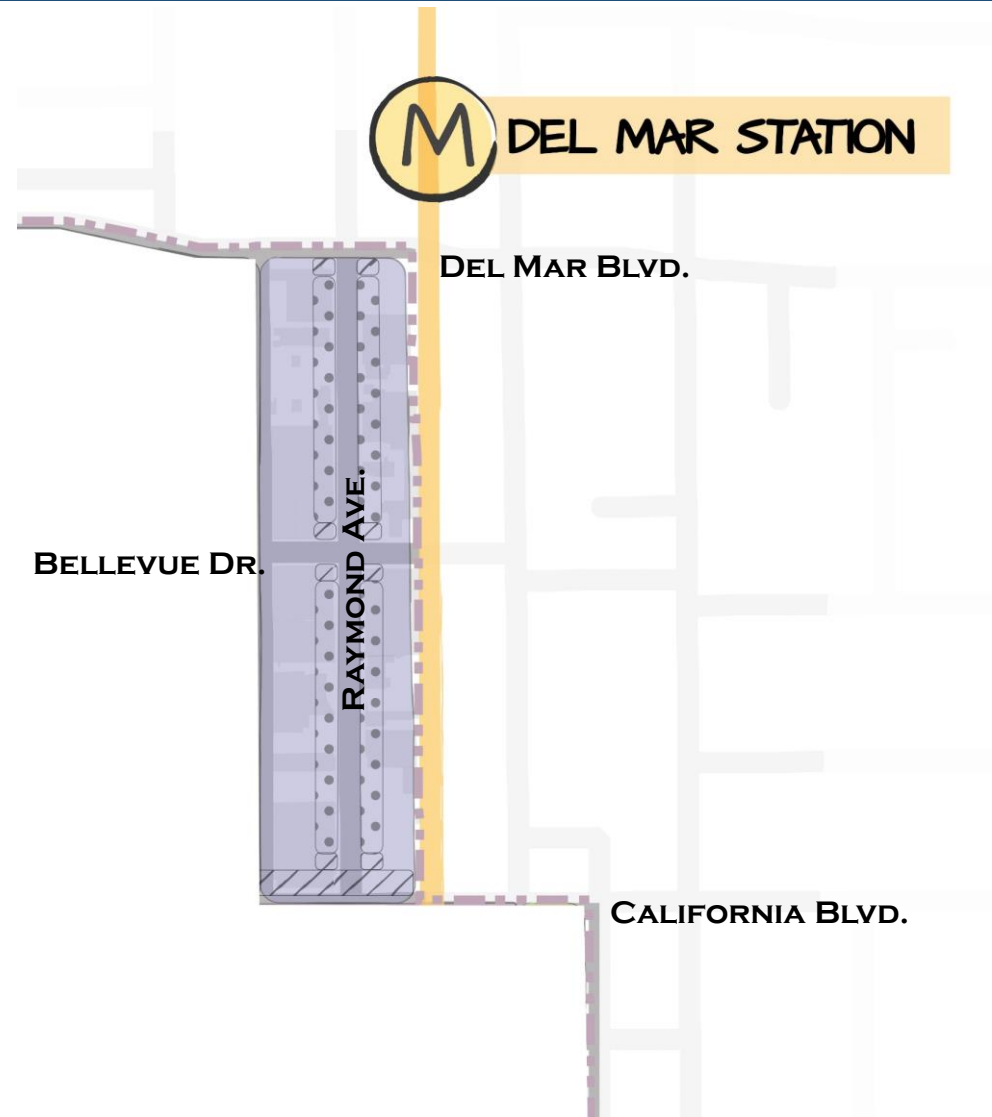
Bellevue Dr.



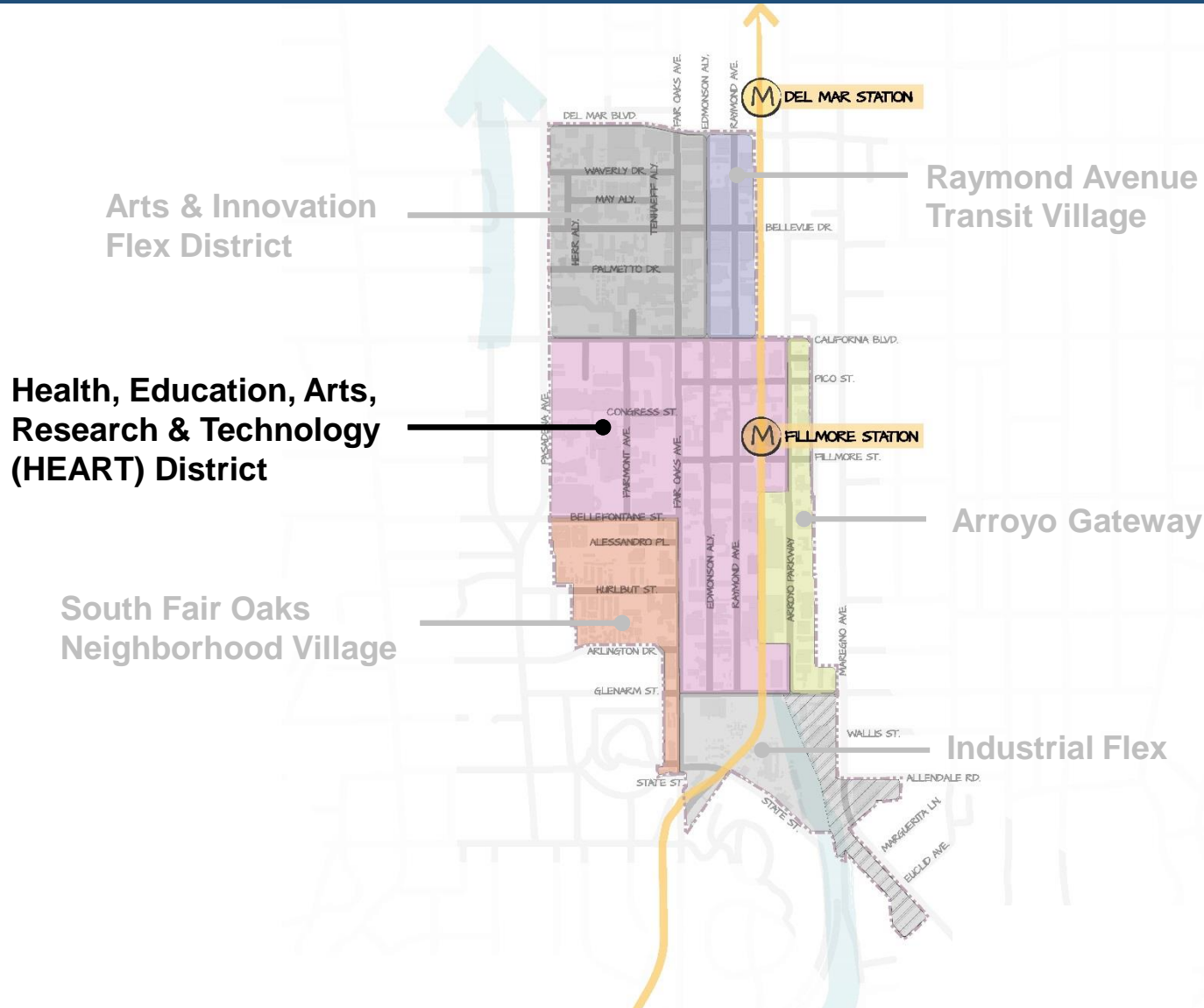
Raymond Ave.

# Raymond Avenue Transit Village

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



# HEART District





# HEART District

California Blvd.



Fair Oaks Ave.



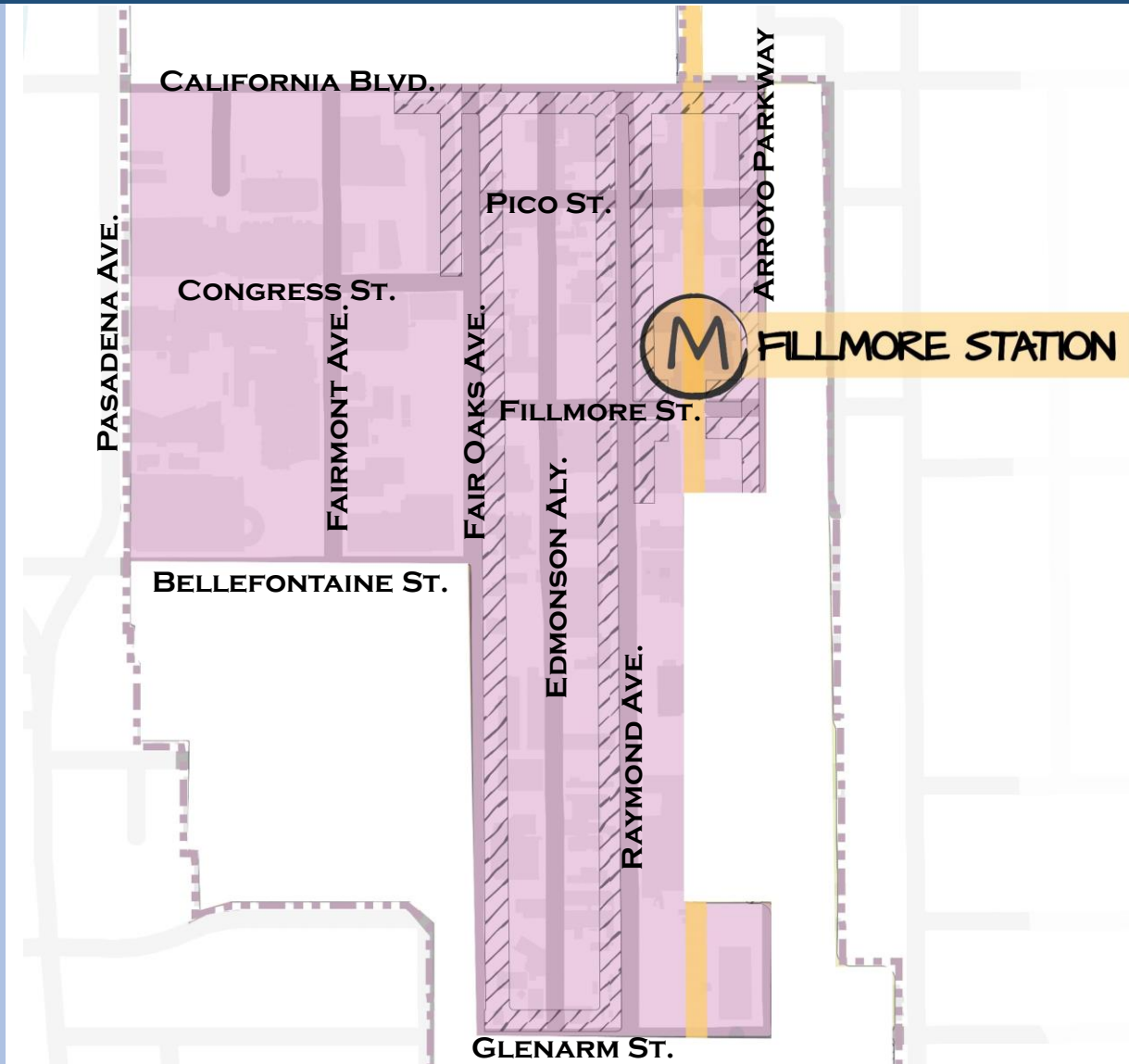
Fillmore St.



Raymond Ave.

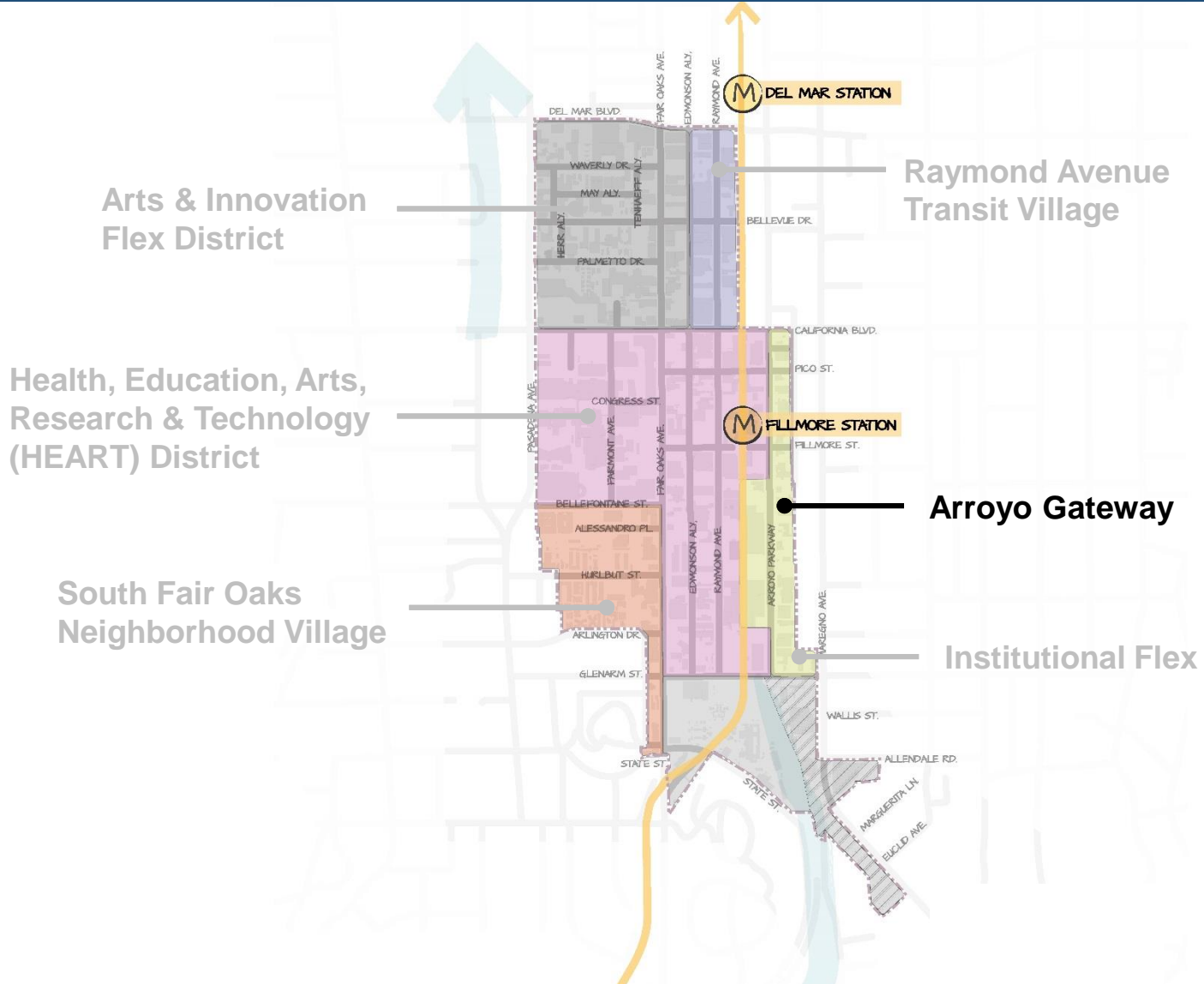
# HEART District

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





# Arroyo Gateway



# Arroyo Gateway

Arroyo Parkway



Fillmore St.

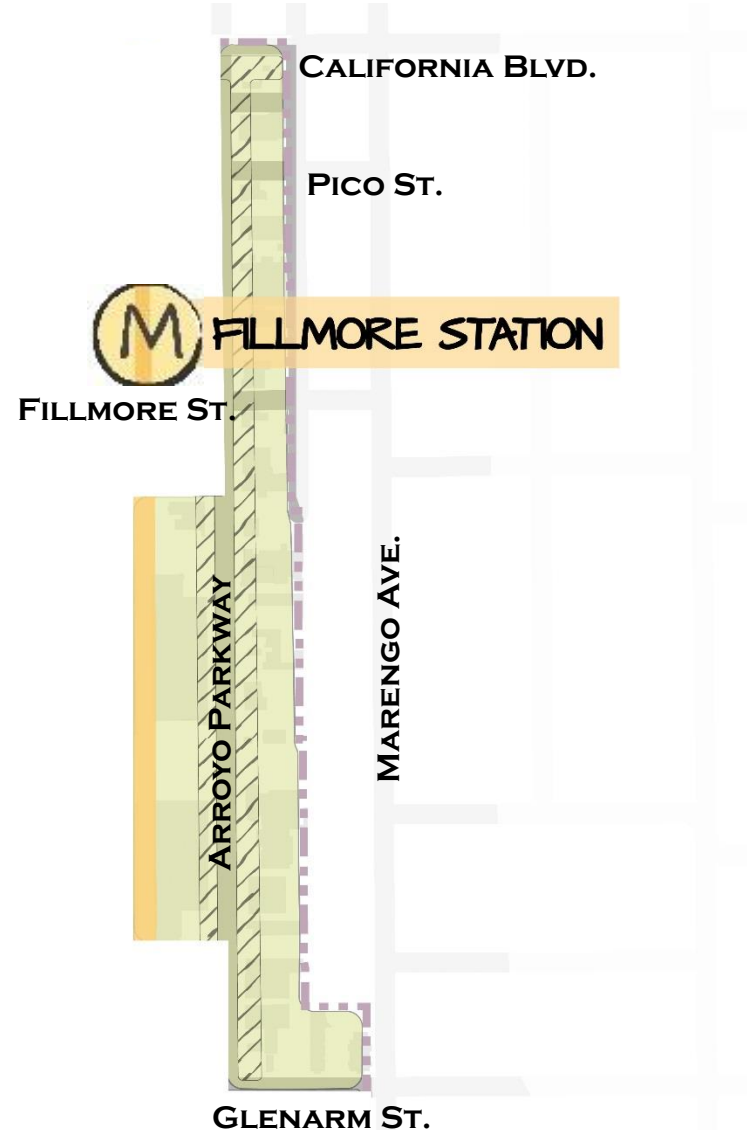
Arroyo Parkway



Glenarm St.

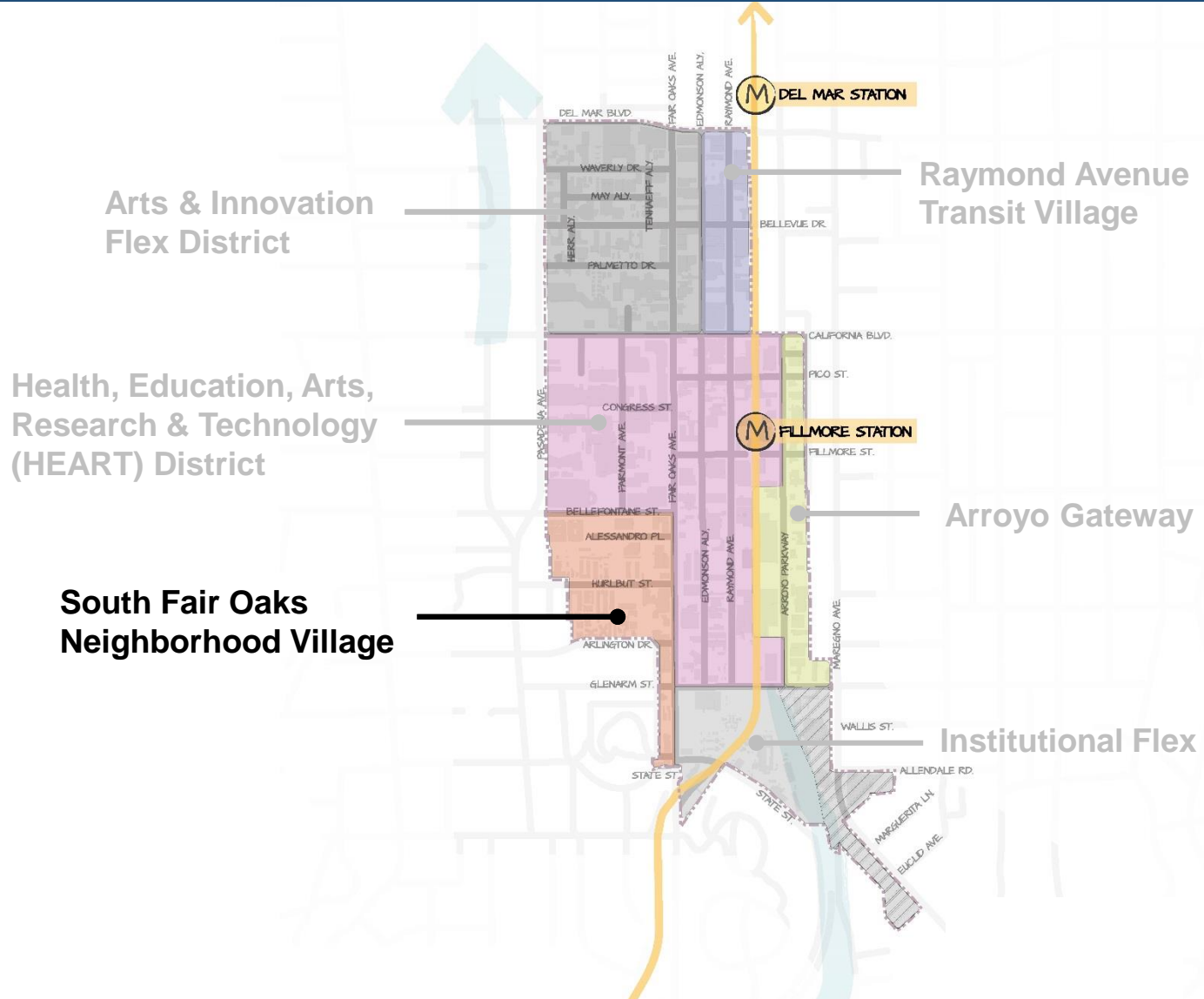
# Arroyo Gateway

- Encourage **attractive infill development within existing low- to mid-scale commercial corridor** with ground floor design treatments that provide visual interest & encourage pedestrian access
- **Require rear setbacks and height transitions** that respect adjacent residential uses
- **Establish stronger gateway to Pasadena** through improved development standards





# South Fairs Oaks Neighborhood Village



# South Fair Oaks Neighborhood Village



Hurlbut St.



Fair Oaks Ave.



Arlington Dr.

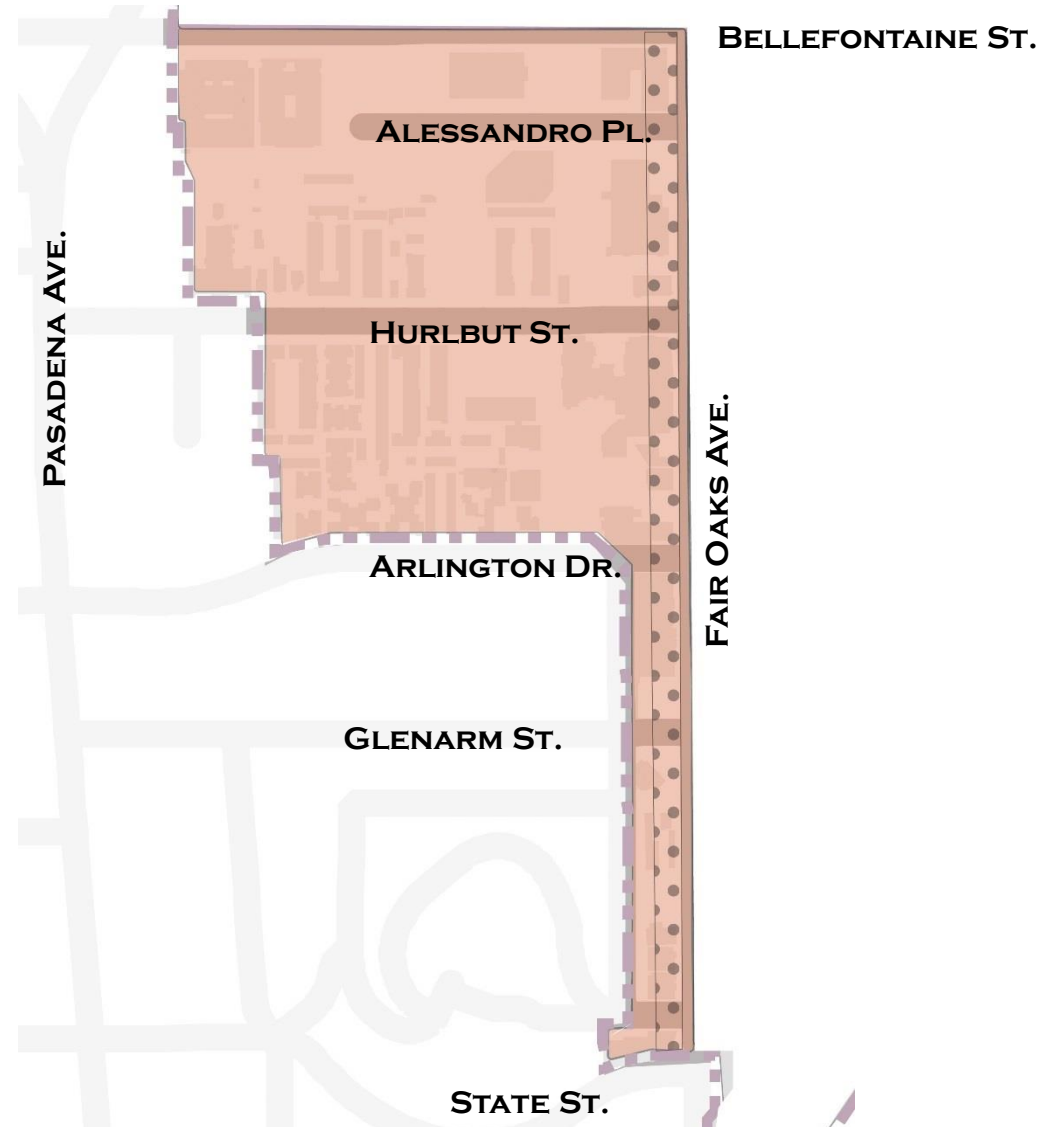


Fair Oaks Ave.

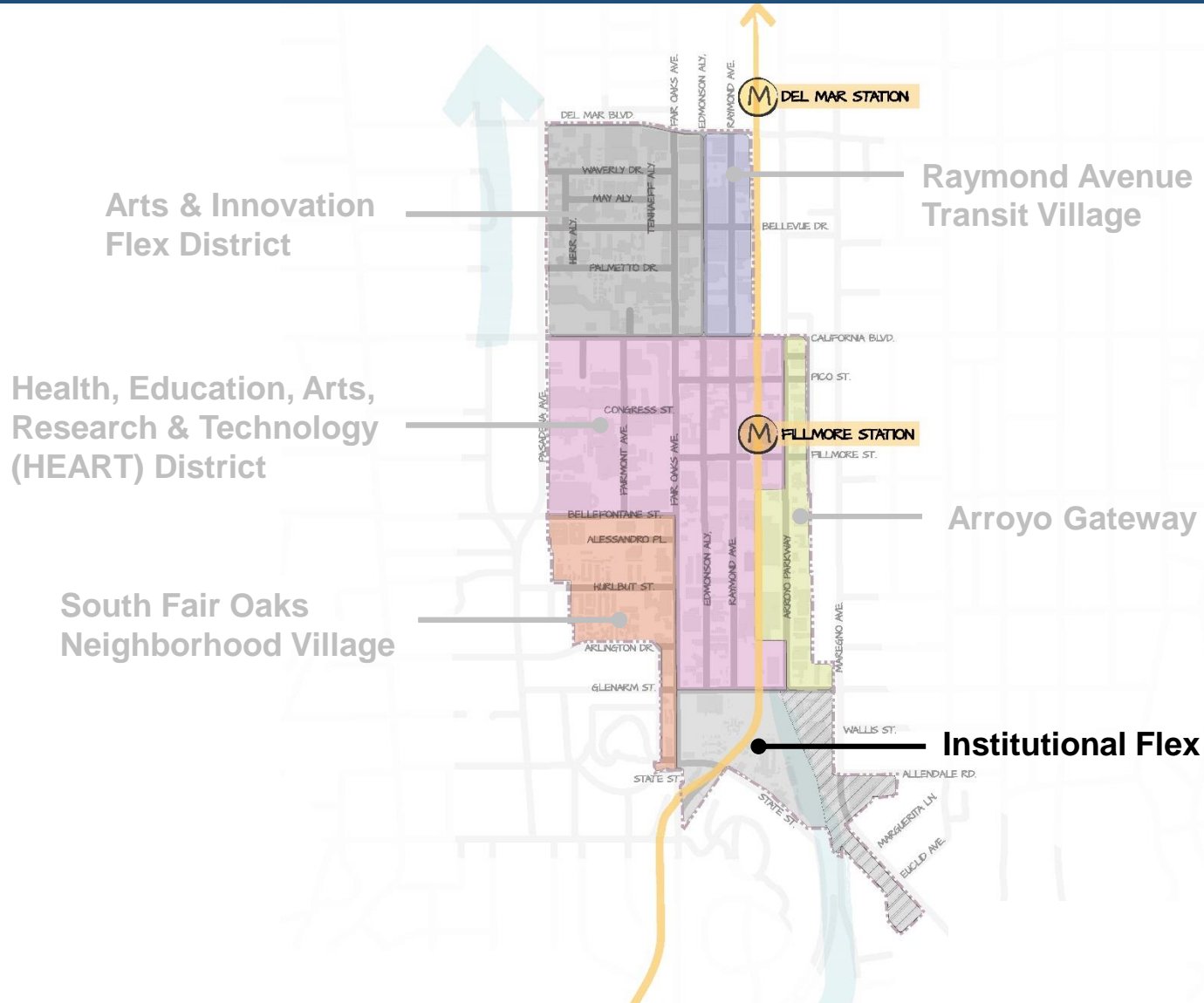


# South Fair Oaks Neighborhood Village

- **Preserve existing residential neighborhood to the west of Fair Oaks Ave.**, while allowing assisted living facilities & other minimal medical uses
- **Encourage commercial uses along Fair Oaks Ave. within walking distance** for students, employees, and nearby residents
- Provide more local amenities & a **more pedestrian-friendly street atmosphere**



# Institutional Flex



# Institutional Flex

Glenarm St.



BLAIR



Marengo Ave.

Arroyo Sec Parkway



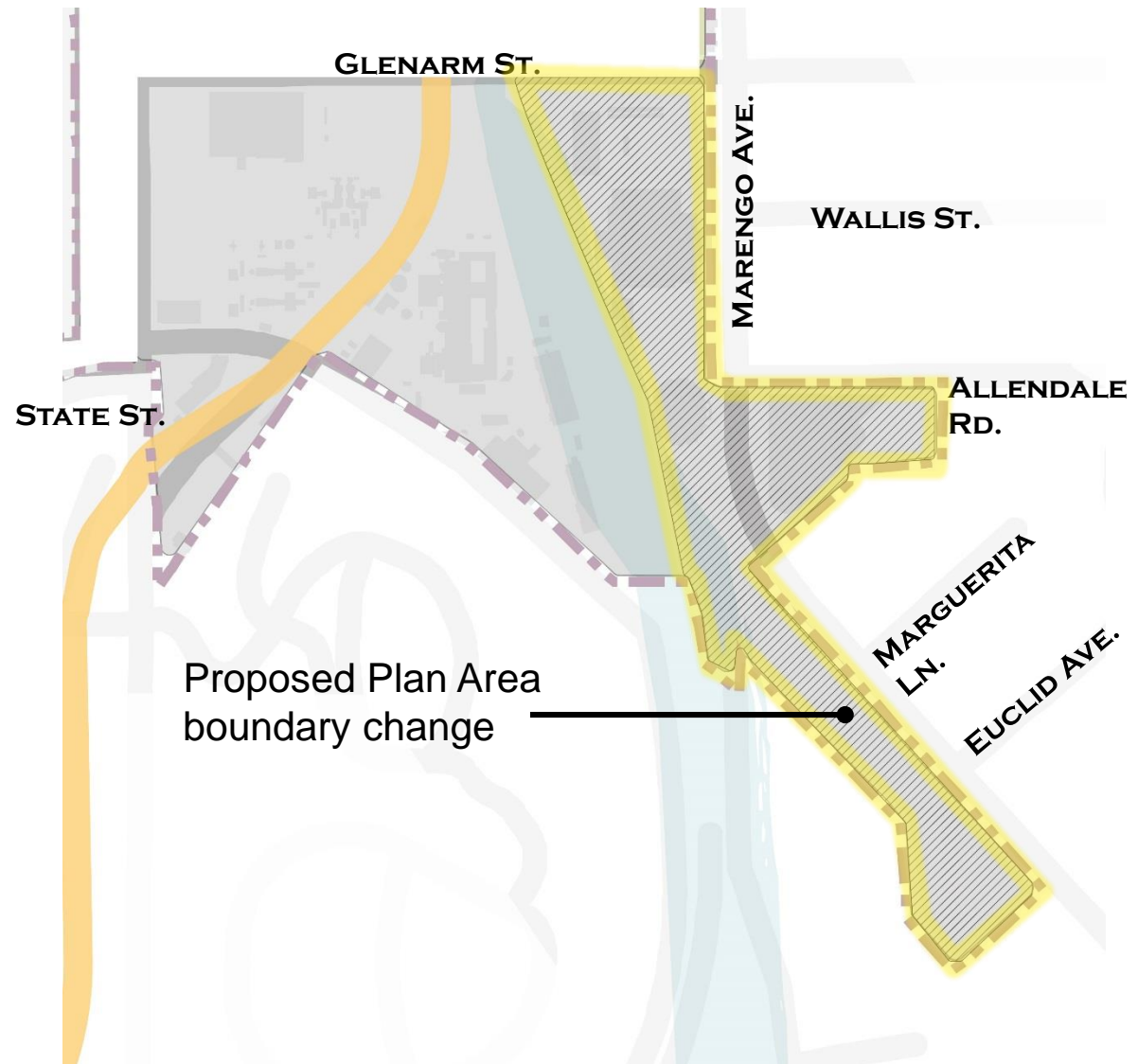
Allendale Rd.



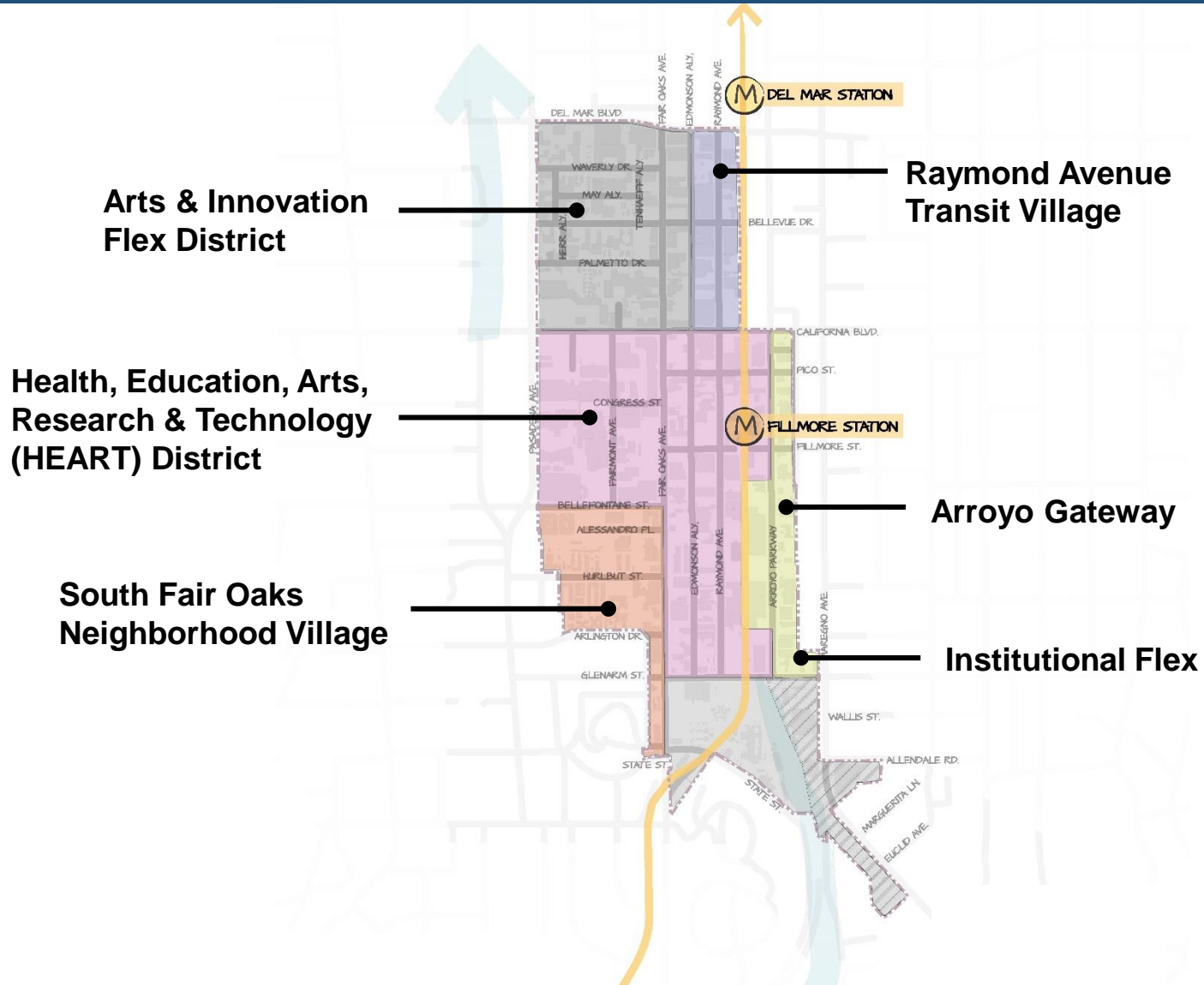


# Institutional Flex

- Preserve existing City of Pasadena properties for institutional uses, while allowing flexibility for other uses and potential future repurposing



# Preliminary Concept



# SMALL GROUP DISCUSSION

*Let's talk about the details*



# Small Group Activity



- 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 South Fair Oaks*



# Future Workshop on South Fair Oaks

## **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*

### 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*

