NORTH LAKE SPECIFIC PLAN AREA

Design Commission

May 18, 2021



OUR PASADENA

PUTTING THE PLAN IN MOTION

Presentation Agenda



North Lake Overview



Community Outreach



North Lake Subareas + Concepts



Key Changes

NORTH LAKE

Plan Area + General Plan Vision



North Lake Specific Plan Area











Plan Area Context





General Plan Vision for North Lake

Neighborhood Village

Create a pedestrian-oriented gathering place for surrounding neighborhoods near the Lake/Washington intersection with a variety of goods and services.

Transit Village

Promote the development of a mix of uses to create a "village-like" environment at the Lake Metro L Line (Gold) Station.

Vibrant Corridor

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







General Plan Land Use





COMMUNITY OUTREACH



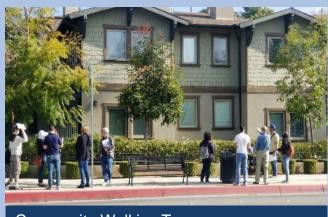
Outreach Snapshot

- Initial Online Survey
- Round 1 Workshop
- Round 1 Workshop Online Survey
- Community
 Walking Tour
- Youth Summit
- Round 2 Workshop



Round 1 Workshop





Community Walking Tour



Youth Summit



Round 3 Virtual Open House

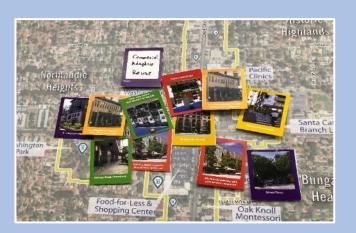


- 360-degree virtual room with interactive boards, draft plan, presentation and survey
- Live webinar held October 15, 2020



What We Heard

- Support for more sit-down restaurants, sidewalk dining, & cafes
- Protect historically significant properties that are central to neighborhood identity
- Support for more landscaping, tree canopy, and pedestrian amenities along N. Lake Avenue
- No desire for additional drive-thru or fast food establishments





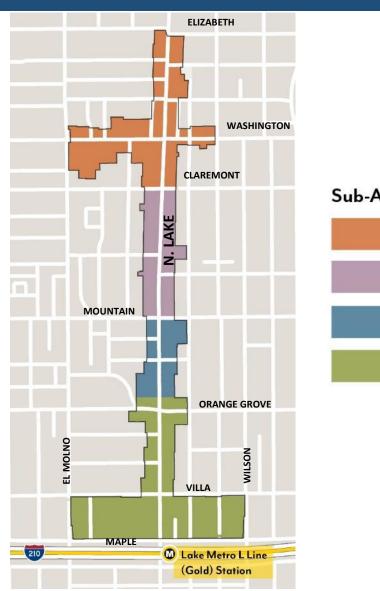
- Support for safety improvements in the pedestrian environment
- Support for more attractive and active ground floors
- Support for sensitive transitions to adjacent neighborhoods such as Bungalow Heaven and Washington Square

NORTH LAKE

Subareas + Concepts



North Lake Specific Plan **Sub-Areas**



Sub-Areas

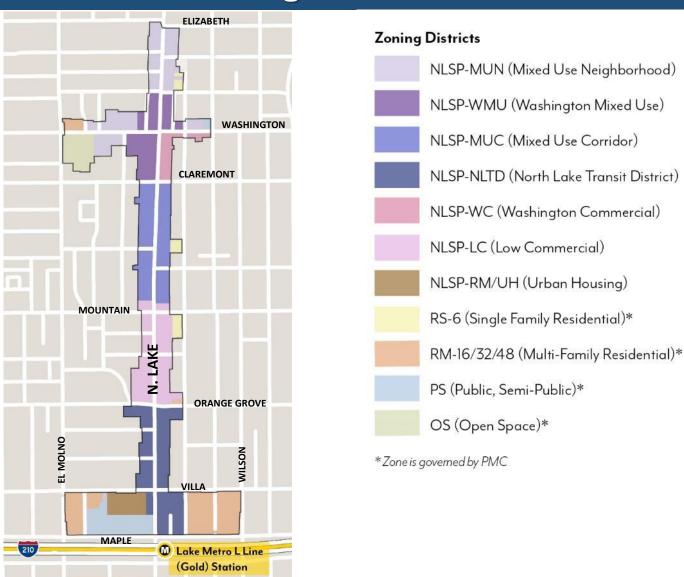








North Lake Specific Plan Zoning Districts





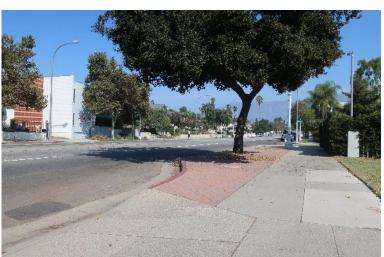
North Lake Specific Plan Public Realm





- Provide unobstructed path of travel for users of all abilities
- Designate portion of sidewalk for public amenities, like seating, bicycle parking, trash receptacles, bus shelters, and street trees
- Support greening with sufficient landscaping and shade to enhance pedestrian comfort, climate resiliency and stormwater capture

North Lake Specific Plan Public Realm





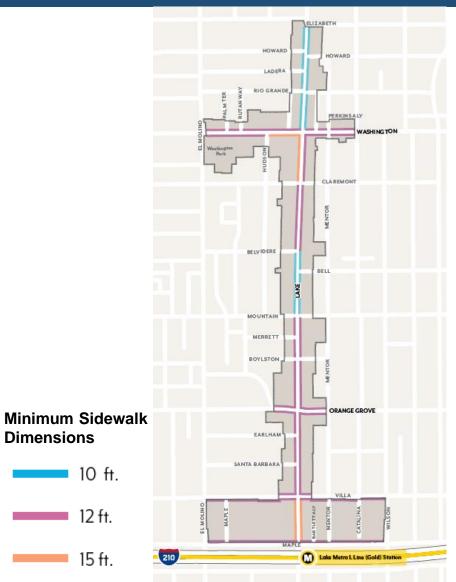




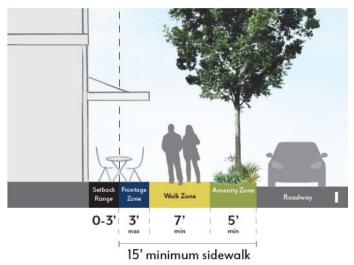




North Lake Specific Plan Sidewalks



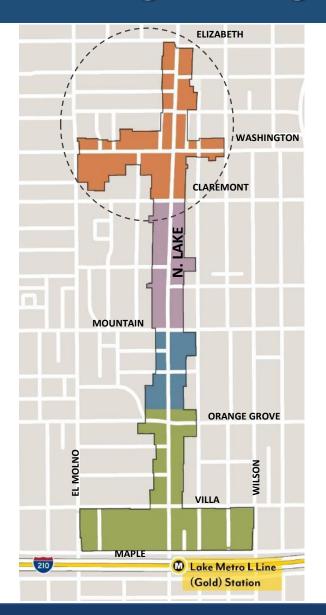
Sidewalk Examples:



Note: Residential units on the ground floor shall have a minimum of 5 ft setback



Washington Neighborhood Sub-Area



Sub-Areas









Washington Neighborhood Today









Washington Neighborhood Concept SENSITIVE TRANSITIONS IMPROVED NORTHERN GATEWAY Compatible buildings that "step down" to meet Plazas and active uses that reinforce low-scale neighbors and the long-standing importance of properties within adjacent Washington/Lake and creates a sense Historic Landmark Districts of place **MIXED-USE HUB** COMMERCIAL CLUSTER Low- to medium-density Pedestrian-scale commercial and intensity mixeduses that serve existing Landmark Districts use neighborhood district with a variety businesses and surrounding Historic Highlands of commercial and residents

ENHANCED PUBLIC REALM

Wide sidewalks, shade, trees, public open space and sidewalk dining that support community interaction and sense of place

NEIGHBORHOOD VILLAGE

More housing, neighborhoodserving amenities to support residential community

Neighborhood, Cultural and Historic Landmarks

- Washington Park
- 5 Washington Theater Building
- 2 Breiner House
- 6 Crown Hotel Historic Sign

Bungalow Heaven

Washington Square

- 3 1445 N. Lake
- 7 Santa Catalina Library
- 4
- Oversen Building



residential uses

Plazas and active uses that reinforce the importance of Washington/Lake and create a sense of place







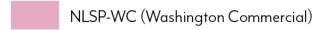
Pedestrian-scale commercial uses that serve existing businesses and surrounding residents



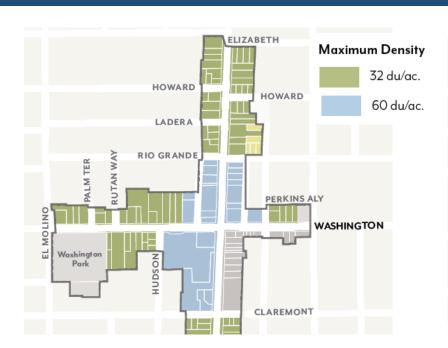


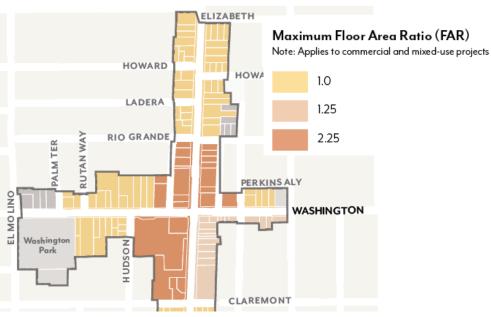


Zoning Districts



Low- to medium density mixed-use neighborhood district with variety of commercial and residential uses



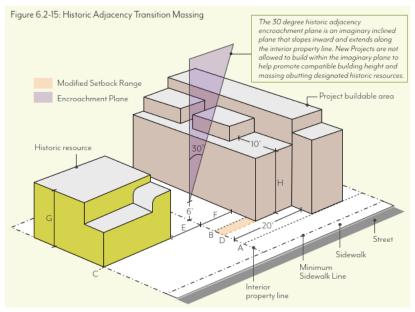


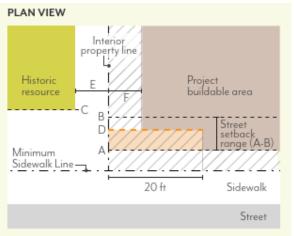




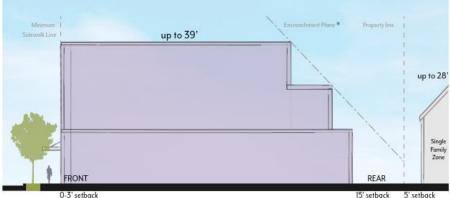


Compatible buildings that step down to meet low-scale neighbors and properties within adjacent Historic Landmark Districts





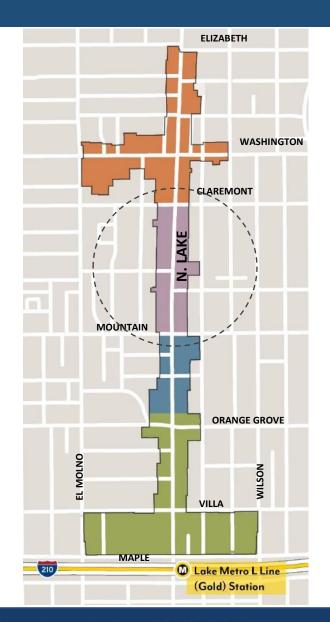
up to 39'



* 45° encroachment plane per PMC 17.40.160

Figure 6.2-6: Washington Mixed Use (WMU)

Mixed-Use Corridor



Sub-Areas









Mixed-Use Corridor Today









Mixed Use Corridor Concept

ENHANCED SIDEWALKS

Streets that support community interaction and urban greening through more street trees and landscaped parkways

RESIDENTIAL CHARACTER

Strengthened low-scale residential character through large residential setbacks and buildings which "step back" from street to reduce scale



Landmark Districts

Bunga

Bungalow Heaven

Washington Square

THOUGHTFUL DESIGN

New development that reflects the existing residential architectural styles and character

ENCOURAGE PRESERVATION

Encourage preservation of older buildings through reduced parking requirements for new additions within the site

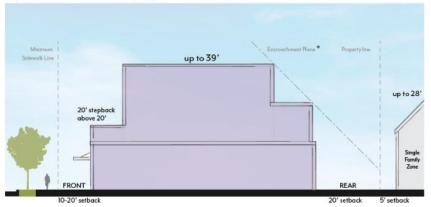
Low-scale residential character with large residential setbacks and buildings which step back from the street







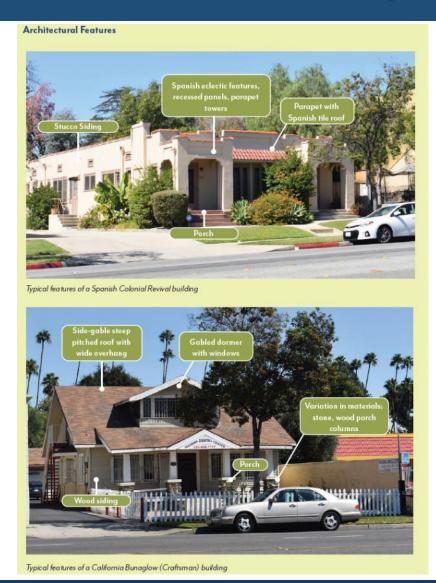
Figure 6.2-8: Mixed Use Corridor (MUC)



* 45° encroachment plane per PMC 17.40.160



New development that reflects the existing residential architectural styles and character





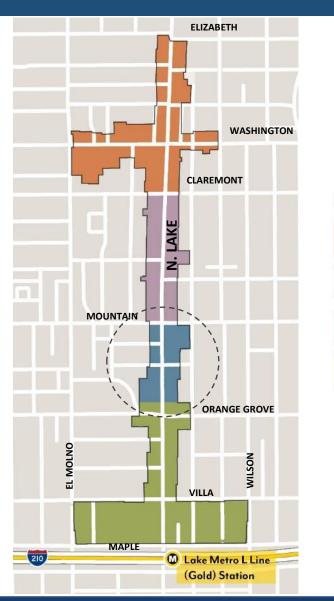
Encourage preservation of older buildings through reduced parking requirements for new additions within the site

Historic resources and preservation of older buildings: Any Projects on a parcel with a designated historic resource or buildings constructed prior to 1950 that involve new construction or enlargement of an existing structure shall provide 25% of the minimum parking requirement.





Commercial Corridor

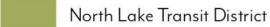


Sub-Areas









Commercial Corridor Today









Commercial Corridor Concept

SENSITIVE TRANSITIONS

Compatible buildings that "step down" to meet low-scale neighbors and properties within adjacent Historic Landmark Districts

HIGH-QUALITY COMMERCIAL

Low-scale infill development with enhanced ground floor design standards and sidewalk landscaping to improve walkability and gesthetic character of district

Cultural and Historic Landmark

Reynolds & Eberle Mortuary

Landmark District



COMMERCIAL HUB

RANGEGROVE

STREET ORIENTATION

parking lots and drive-thrus along N. Lake Avenue

Buildings that face the street, phasing out auto-oriented street elements like surface

Commercially-focused uses to support existing businesses, encourage new businesses and serve adjacent community

ENHANCED & GREEN SIDEWALKS

Wider sidewalks and more street trees to increase shade, urban greening and pedestrian-friendliness

Buildings that face the street, phasing out auto-oriented features like surface parking lots and drive-thrus



Street Setbacks

Minimum-Maximum setback range from minimum sidewalk line

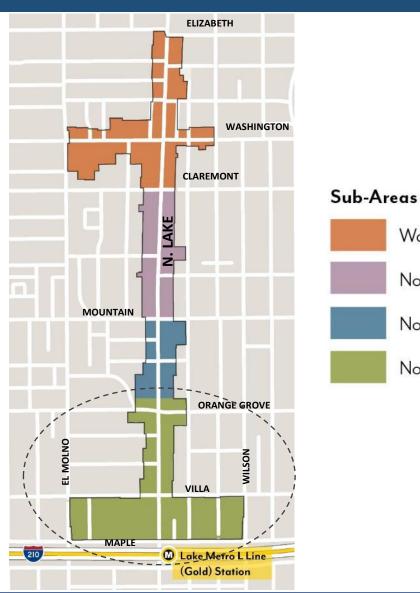
0 - 5 ft.

Surface parking. Parking lots shall be set back at least 30 feet from the primary frontage and 10 feet from any secondary frontage. Parking shall be buffered by habitable floor area or landscaped open space.





Transit District



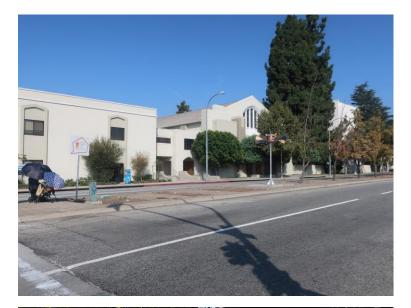








Transit District Today

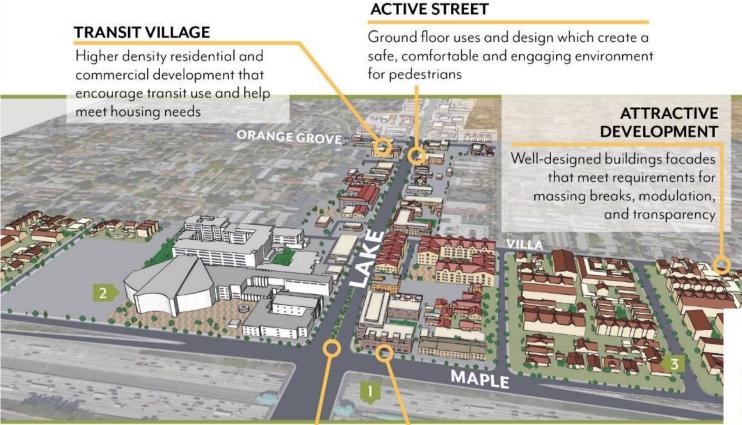








North Lake Transit District Concept



IMPROVED SOUTHERN GATEWAY

Street trees and an enhanced center median with landscaping to welcome residents and visitors alike to North Lake

ENHANCED PUBLIC REALM

Wide sidewalks, shade, trees, public open space and sidewalk dining that support community interaction and sense of place

Neighborhood, Cultural, and Historic Landmarks

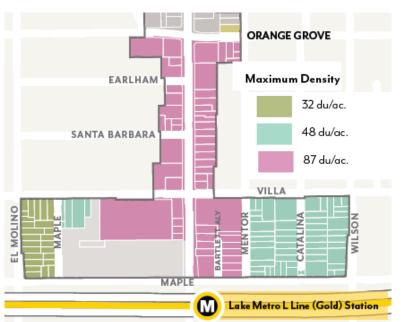
- Metro L Line Lake Station
- Lake Avenue Church
- 3 CC. Loury House

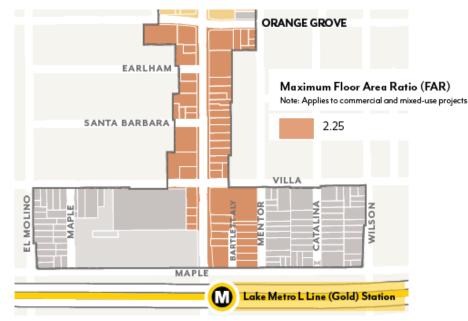
Landmark Districts

Bungalow Heaven



Higher density residential and commercial development that encourages transit use and helps meet housing needs











Ground-floor uses and design which create a safe, comfortable and engaging environment for pedestrians



Reduced parking requirements for small businesses and restaurants to encourage more active uses and amenities 15-foot sidewalk to support walkable streetscape in the commercial/retailfocused area Up to a 5 foot setback to allow space for outdoor dining









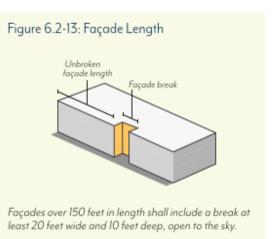
Well-designed building facades that meet requirements for massing breaks, modulation, and transparency







Façades over 50 feet in length and 2 stories in height shall modulate a minimum of 25% of the area above the ground floor at least 2 feet in depth.



Provide a variety of places for passive/active recreation including public, common, and private space







- Correlate open space to the number of residents and size of building
- Require different types of spaces:
 - Private: balconies, patios
 - **Common:** courtyards, pools, lounges, gyms
 - Public: plazas, pocket parks (only for larger commercial or mixeduse developments)
- Use outdoor areas to break up building and encourage façade modulation

Q&A



THANK YOU

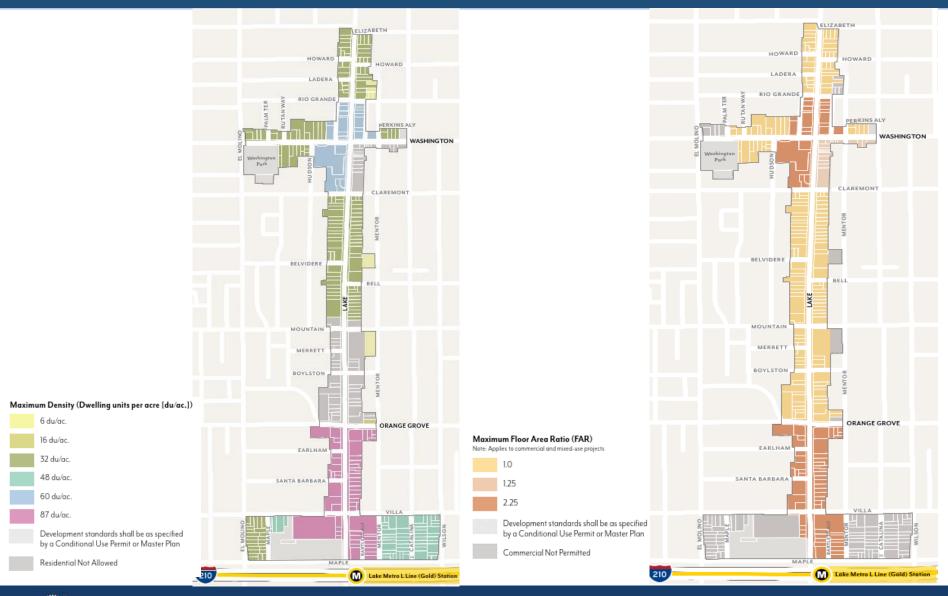
ourpasadena.org info@ourpasadena.org

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APPENDICES (FOR REFERENCE)

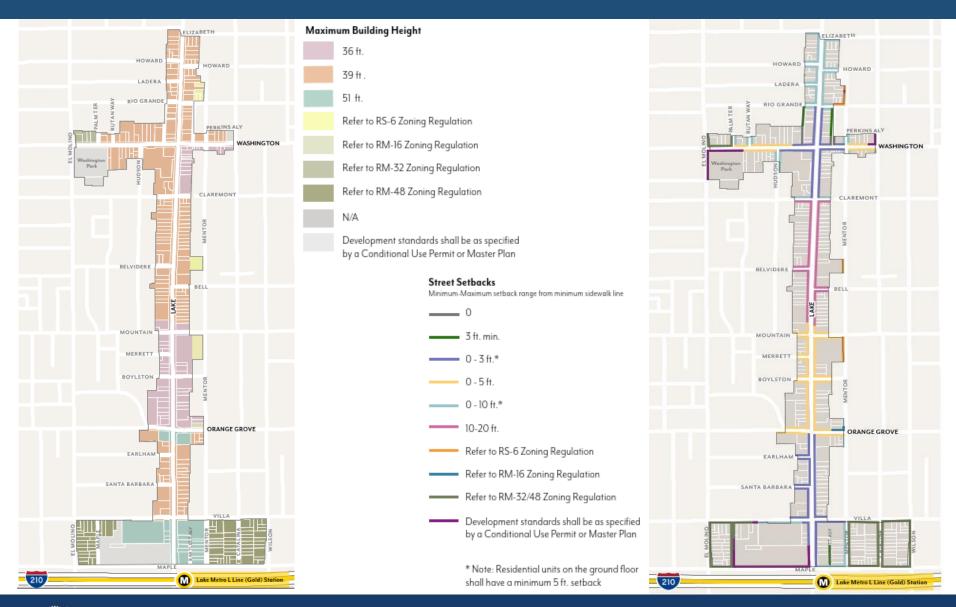


Residential Density & Commercial Intensity



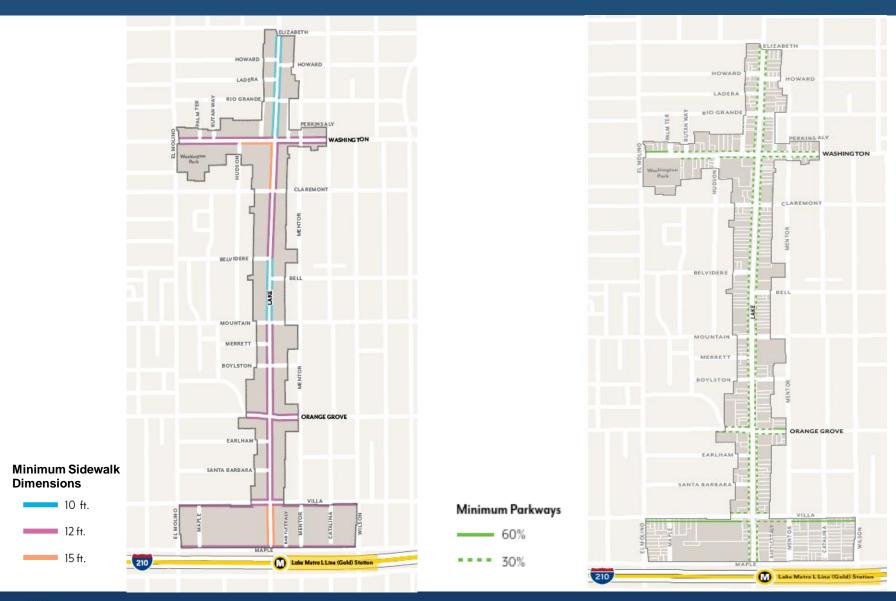


Height & Setbacks





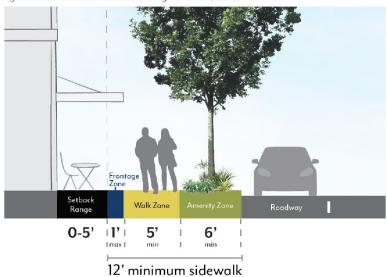
Sidewalks & Parkways





Washington Neighborhood Subarea Sidewalks

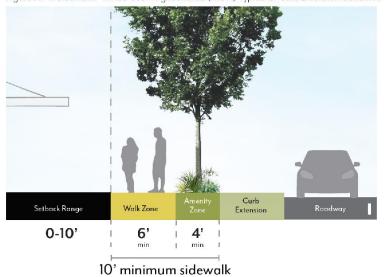
Figure 5.1-3: Sidewalks - Mixed Use Neighborhood (MUN)



Note: Residential units on the ground floor shall have a minimum of 5 ft setback



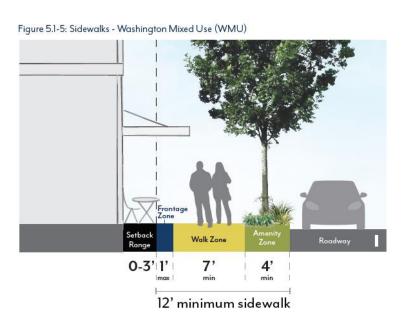
Figure 5.1-4: Sidewalks - Mixed Use Neighborhood (MUN) Typical or Curb Extension Condition

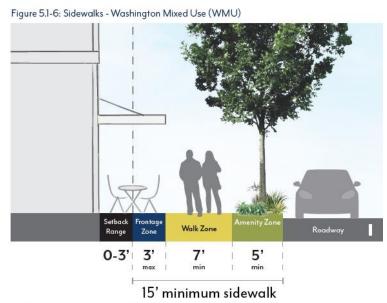


Note: Residential units on the ground floor shall have a minimum of 5 ft setback



Washington Neighborhood Subarea Sidewalks





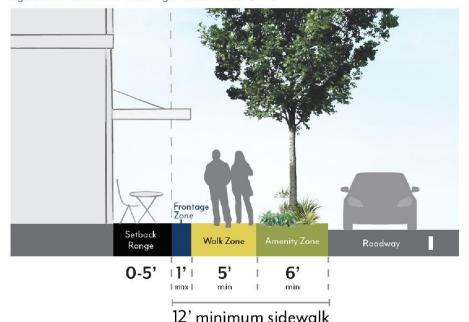
Note: Residential units on the ground floor shall have a minimum of 5ft setback





Washington Neighborhood Subarea Sidewalks

Figure 5.1-9: Sidewalks - Washington Commercial (WC)







Mixed Use Corridor Subarea Sidewalks

Figure 5.1-7: Sidewalks - Mixed Use Corridor (MUC)

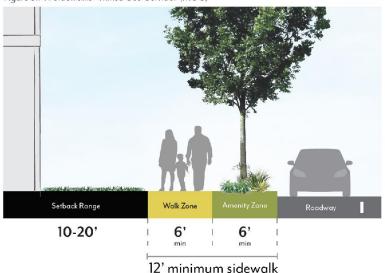


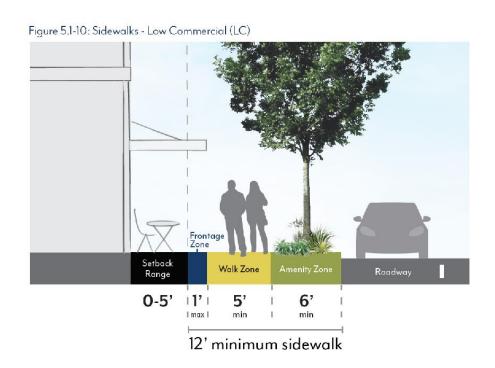
Figure 5.1-8: Sidewalks - Mixed Use Corridor (MUC) Typical or Curb Extension Condition

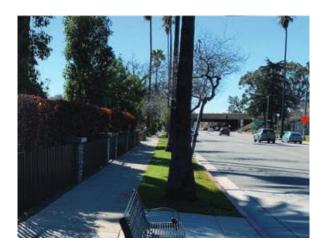






Commercial Corridor Subarea Sidewalks

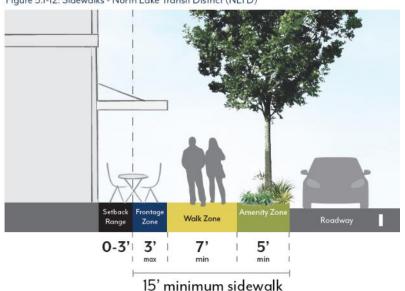


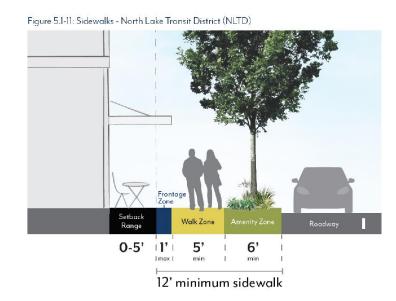




North Lake Transit District Subarea Sidewalks

Figure 5.1-12: Sidewalks - North Lake Transit District (NLTD)

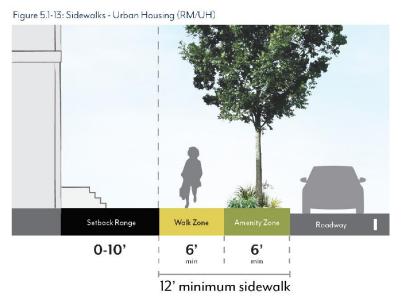








North Lake Transit District Subarea Sidewalks



Note: Residential units on the ground floor shall have a minimum of 5 ft setback