

FAIR OAKS/ORANGE GROVE SPECIFIC PLAN DRAFT VISION AND EMERGING THEMES

The emerging themes for Fair Oaks/Orange Grove 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

- Maintain the **low-scale character** of Fair Oaks Avenue, north of Washington Boulevard, and its **mix of housing, commercial, and supportive services** while encouraging uses that better serve the surrounding residents.
- **Reinforce the intersection of Fair Oaks and Orange Grove as a key focal point of commercial activity** that offers a variety of goods and services along with housing options to **foster a stronger sense of place**.
- Enhance the Robinson Park District as a **center of recreational activity** with light industrial uses and creative offices that provides **future employment opportunities**.
- Continue to provide a **variety of new housing opportunities** in the East Orange Grove Corridor, including affordable housing.
- Allow building heights that support new development, while providing **appropriate transitions** adjacent to single-family residential neighborhoods.
- Enhance the **aesthetics and design** of new development through strengthened design guidelines and development standards.
- Incorporate active ground-floor uses and design treatments along Fair Oaks and Orange Grove that support a more **vibrant street atmosphere** and better **connect 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**.

The City of Pasadena would like to gather initial feedback on the draft vision, 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 on Fair Oaks/Orange Grove?
- What is missing?
- Is there language you would change? What are your suggestions?

Please Write Down Your Comments and Suggestions Below:

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Please take a few minutes to read the following concepts and write down your comments and suggestions below.

La Pintesca Neighborhood: The preliminary concept for La Pintesca Neighborhood envisions maintaining the area north of Washington Boulevard as a primarily residential neighborhood with commercial and supportive services. An emphasis will be placed on maintaining the existing low-scale character and encouraging neighborhood serving uses at key intersections including Montana Avenue, Tremont Street, Howard Street, and Washington Boulevard. **What are your thoughts?**

Robinson Park District: The preliminary concept for Robinson Park District envisions enhancing the area between Washington Boulevard and Mountain Street as a recreational hub and destination place for the local community and City. An emphasis will be placed on maintaining industrial land with a focus on office and creative uses, such as indoor recreational activities, while creating a more pedestrian friendly environment. **What are your thoughts?**

Mixed Use Neighborhood: The preliminary concept for Mixed Use Neighborhood envisions fostering a stronger sense of place by reinforcing the intersection of Fair Oaks and Orange Grove as a focal point for local shopping, dining, and services. The preliminary concept supports a variety of housing opportunities along the western portion of Orange Grove Boulevard and along Fair Oaks Avenue south of Mountain Street. Ground floor commercial uses will be required at key intersections and new development will be encouraged to enhance the pedestrian environment. **What are your thoughts?**

East Orange Grove: The preliminary concept for East Orange Grove, generally between Raymond Avenue and Los Robles Avenue, envisions enhancing the area as a pedestrian-friendly neighborhood with a variety of new housing opportunities, including affordable housing, and commercial uses that serve local residents. Ground floor commercial uses would be required at the Los Robles intersection. **What are your thoughts?**
