

Central District SPECIFIC PLAN

*Community Webinar
Hosted by Vice Mayor Andy Wilson*

November 16, 2021

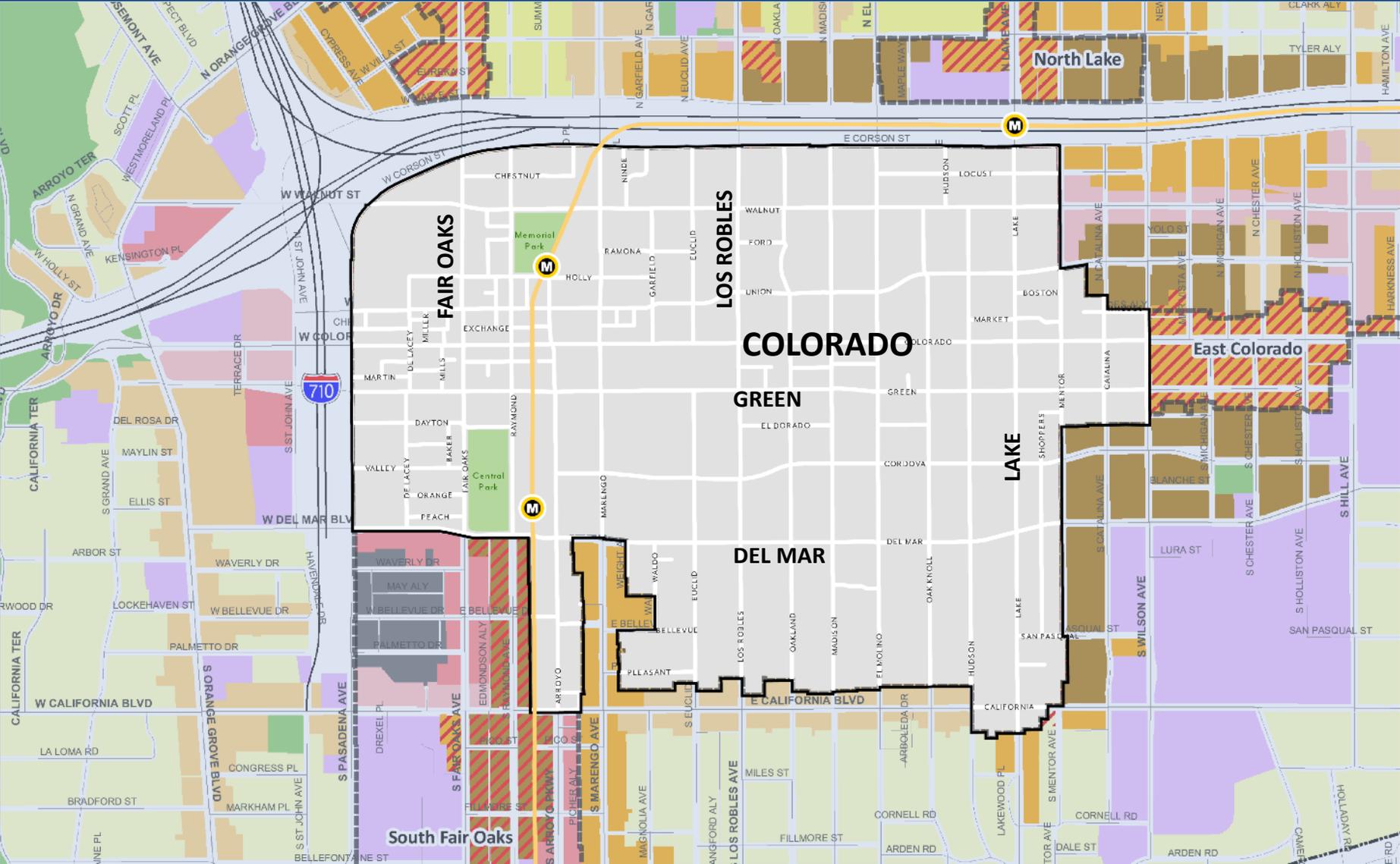


OUR PASADENA
PUTTING THE PLAN IN MOTION

GENERAL PLAN OVERVIEW



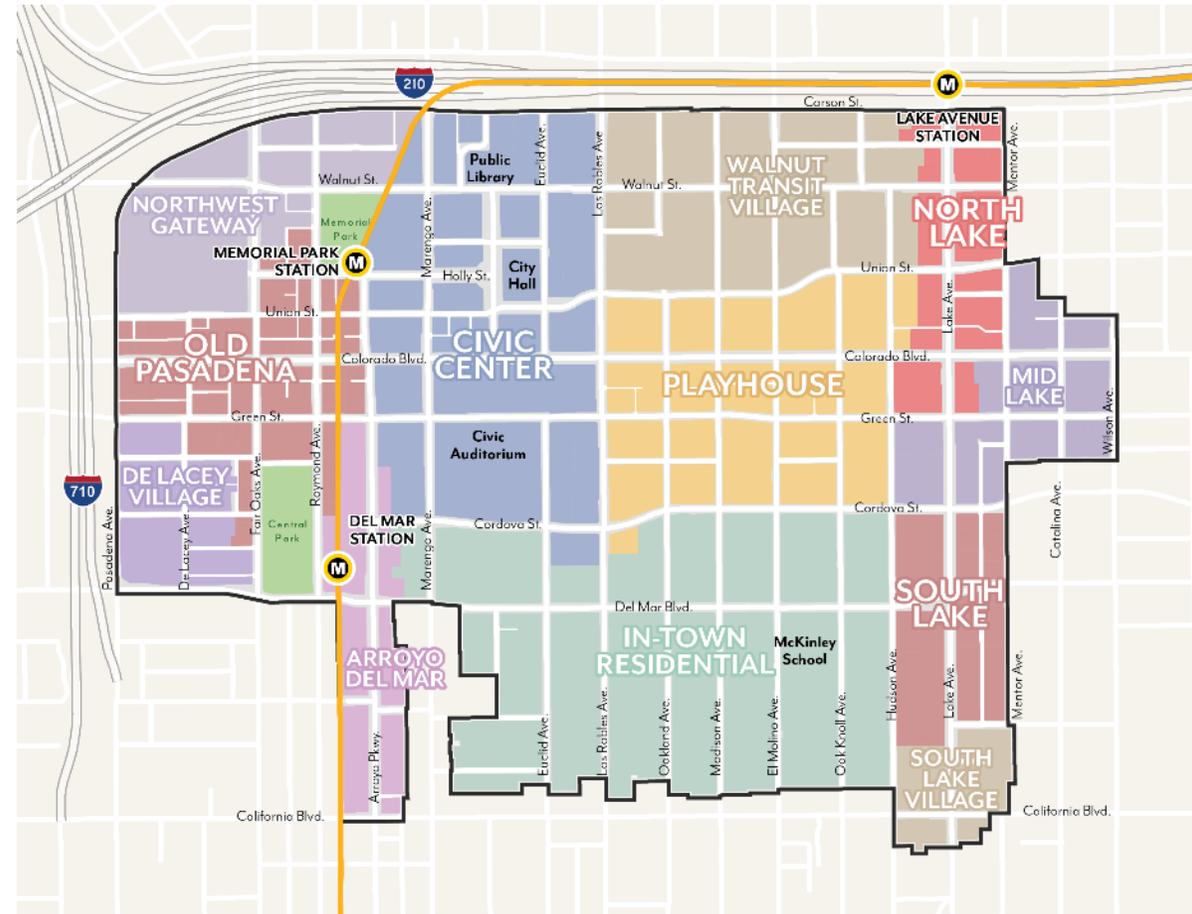
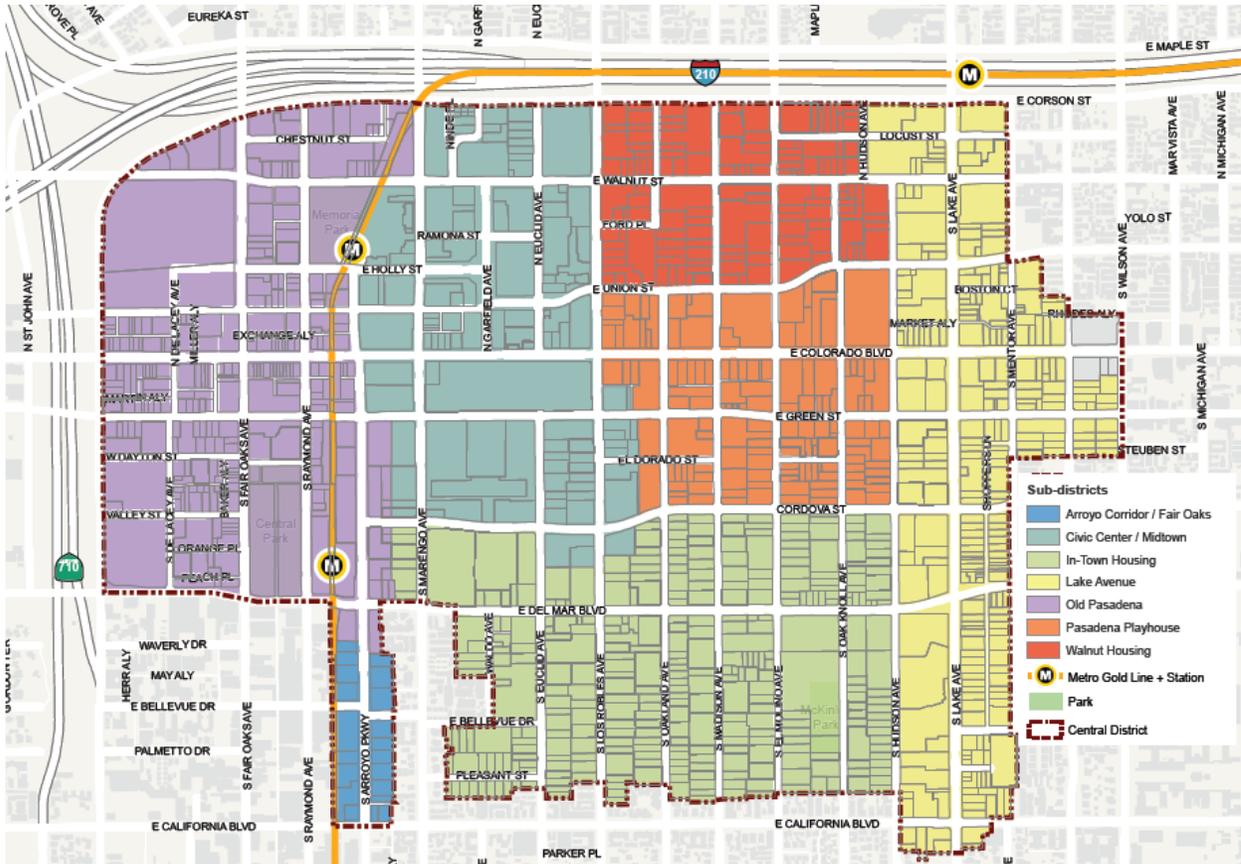
Plan Area Context



SUBAREAS



Central District Sub-Areas: Changes



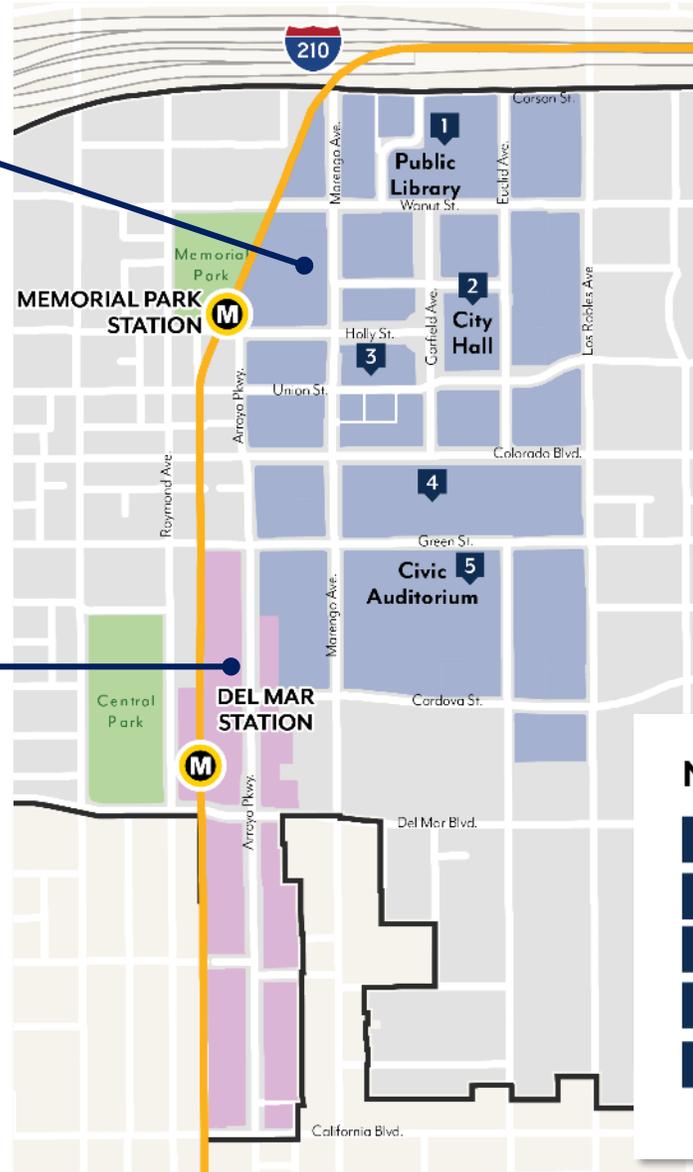
Central District Sub-Areas: Updates

Civic Center

- Expanded /standardized sidewalks for connecting streets
- Mixed-use around City Hall PS zone
- Ground floor design with flexible uses
- Public Open Space requirements

Arroyo – Del Mar

- Ground floor design with 20% commercial required
- Expand sidewalks to 15'
- Height increase west of Arroyo Parkway
- Public Open Space requirements



Neighborhood Landmarks

- 1 Pasadena Public Library Landmark Building
- 2 Pasadena City Hall Landmark Building
- 3 YWCA Historic Monument
- 4 Paseo Colorado
- 5 Pasadena Convention Center Landmark Building

Central District Sub-Areas

North Lake

- Commercial only per GP
- Active ground floor design
- Public Open Space requirements

Mid-Lake

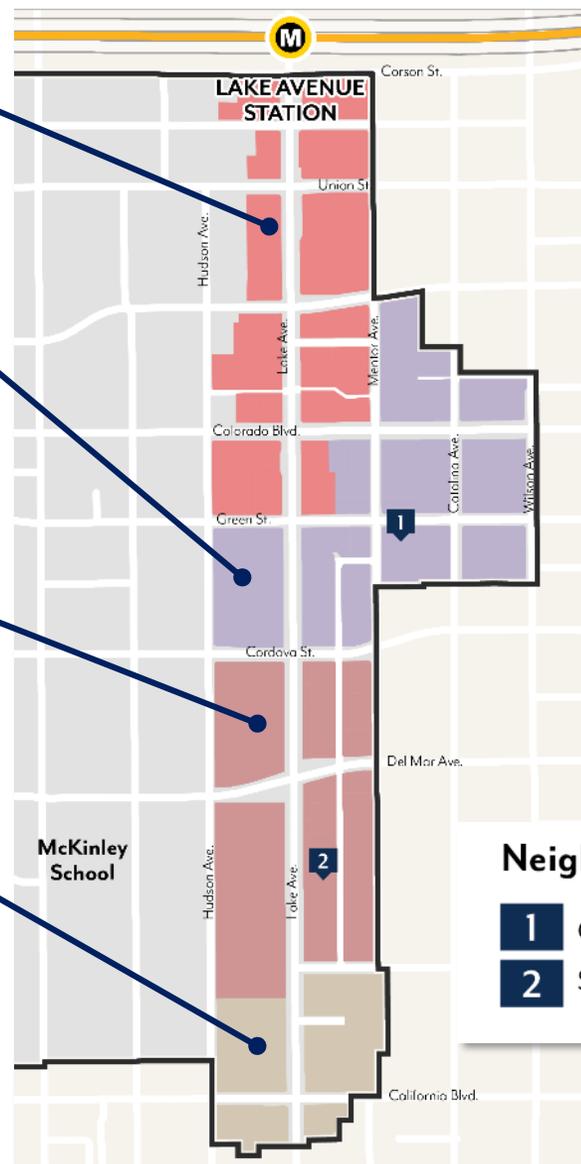
- Green Street Stepbacks
- Active ground floor design
- Public Open Space requirements

South Lake

- Commercial focused per GP
- Active ground floor design
- Public Open Space requirements

South Lake Village

- Neighborhood-scaled mixed-use
- Public Open Space requirements



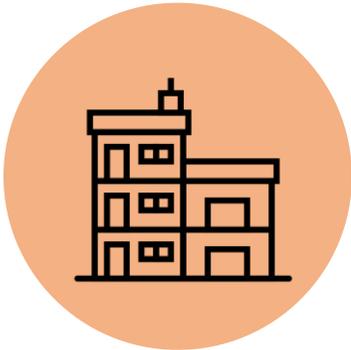
Neighborhood Landmarks

- 1 Green Street Village Landmark District
- 2 South Lake Shopping/ Shoppers Lane

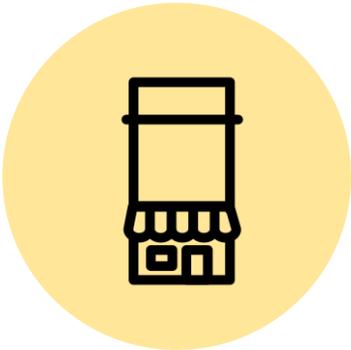
KEY STANDARDS & PROPOSED CHANGES



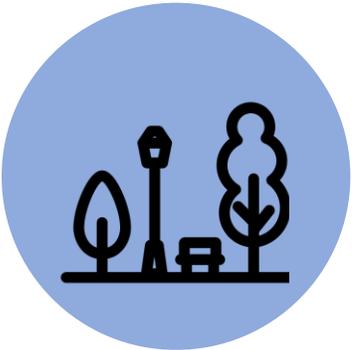
Overview



**Scale +
Massing**



Land Use

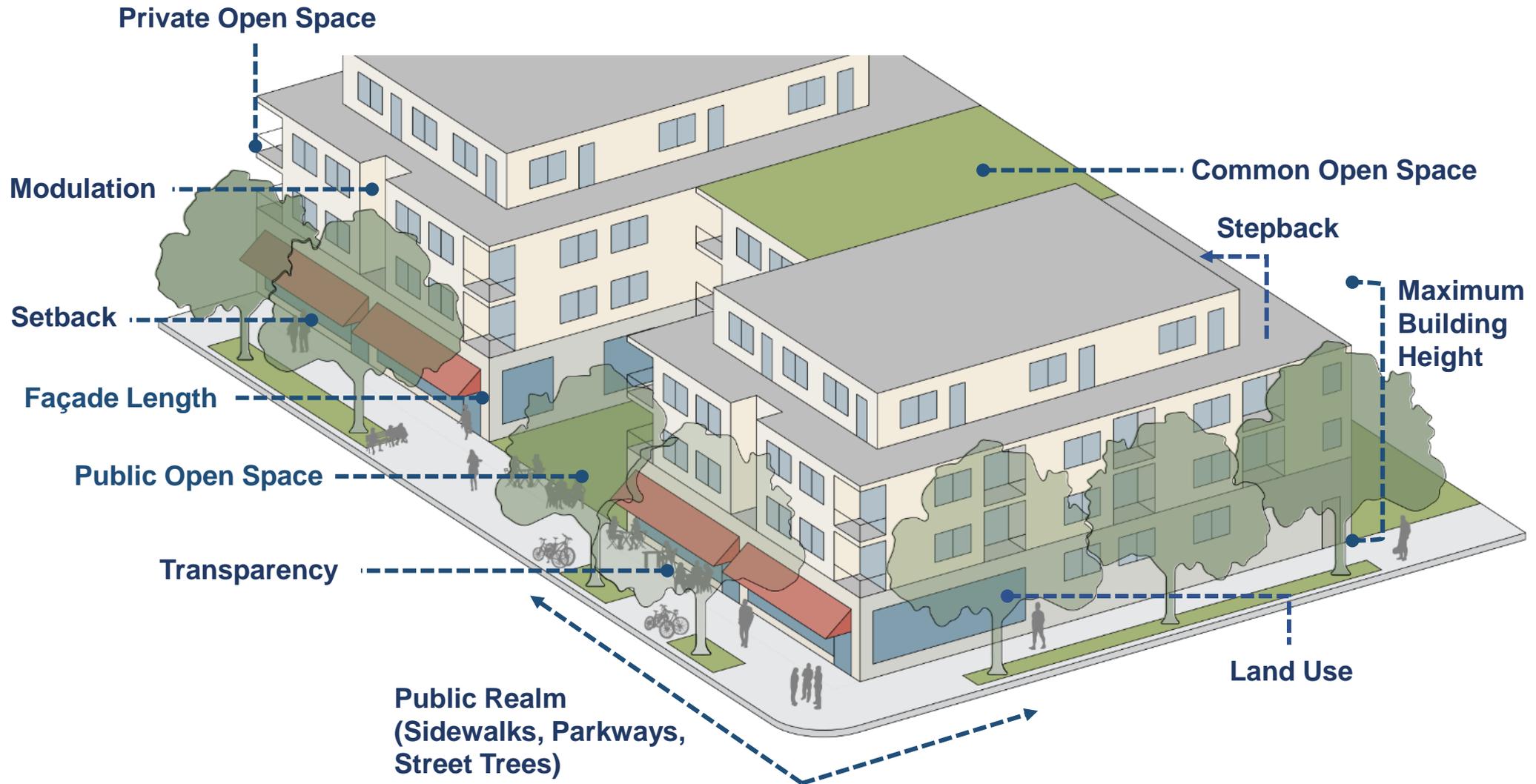


**Public
Realm**

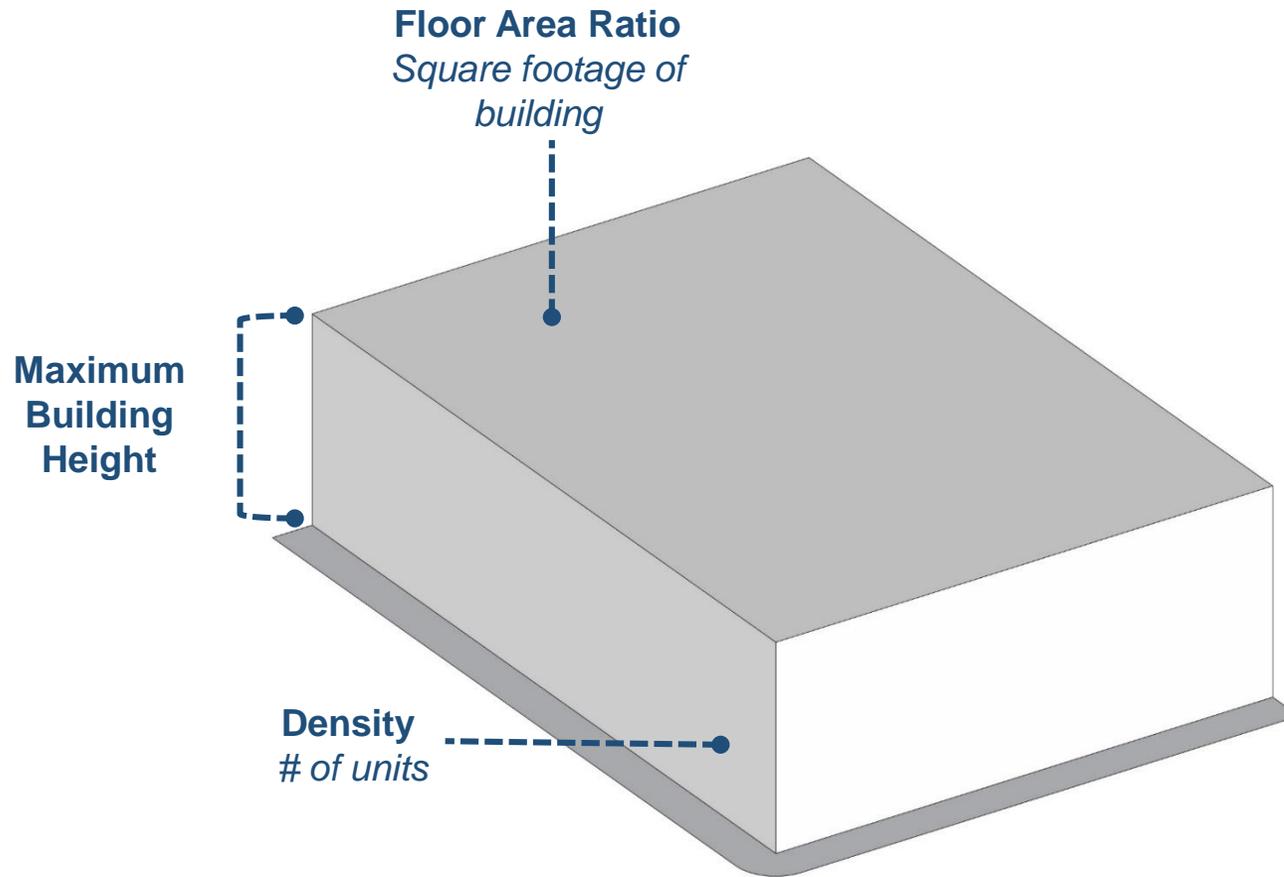


Open Space

Development & Design Standards Overview



Height, FAR, and Density

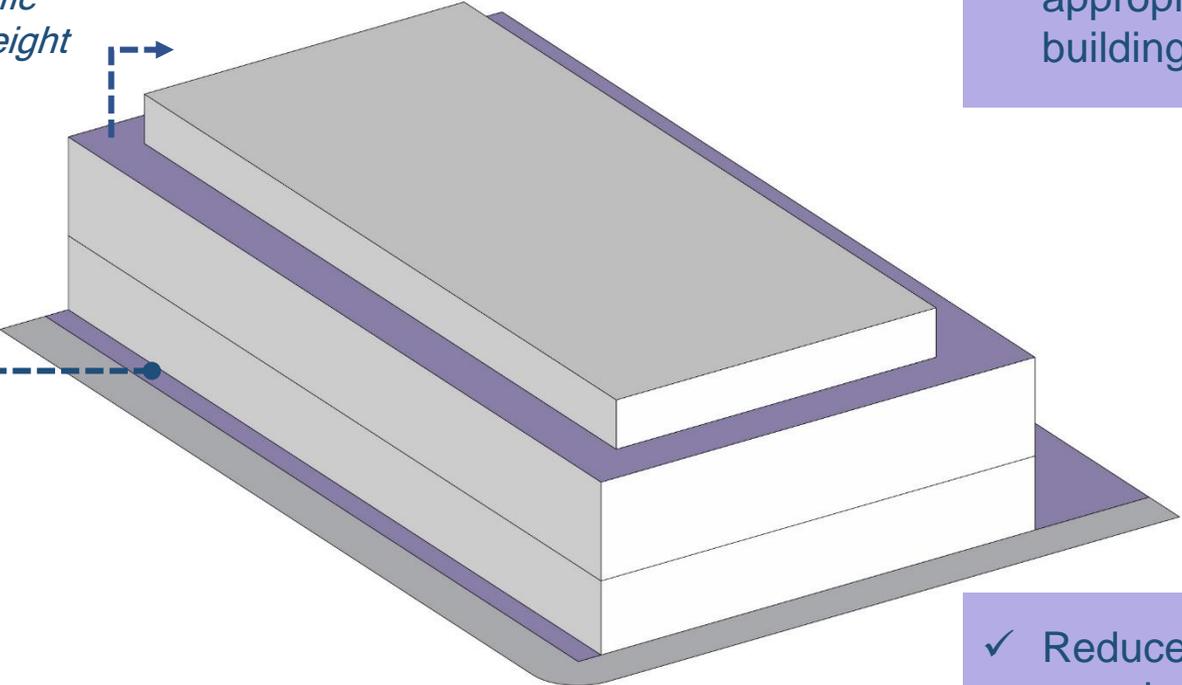


✓ Building floor area ratio, height and density determines the overall scale of buildings

Setbacks and Stepbacks

Stepback
Projects shall step back a specific depth and height

Setback Range
Projects shall comply with setback ranges and minimums



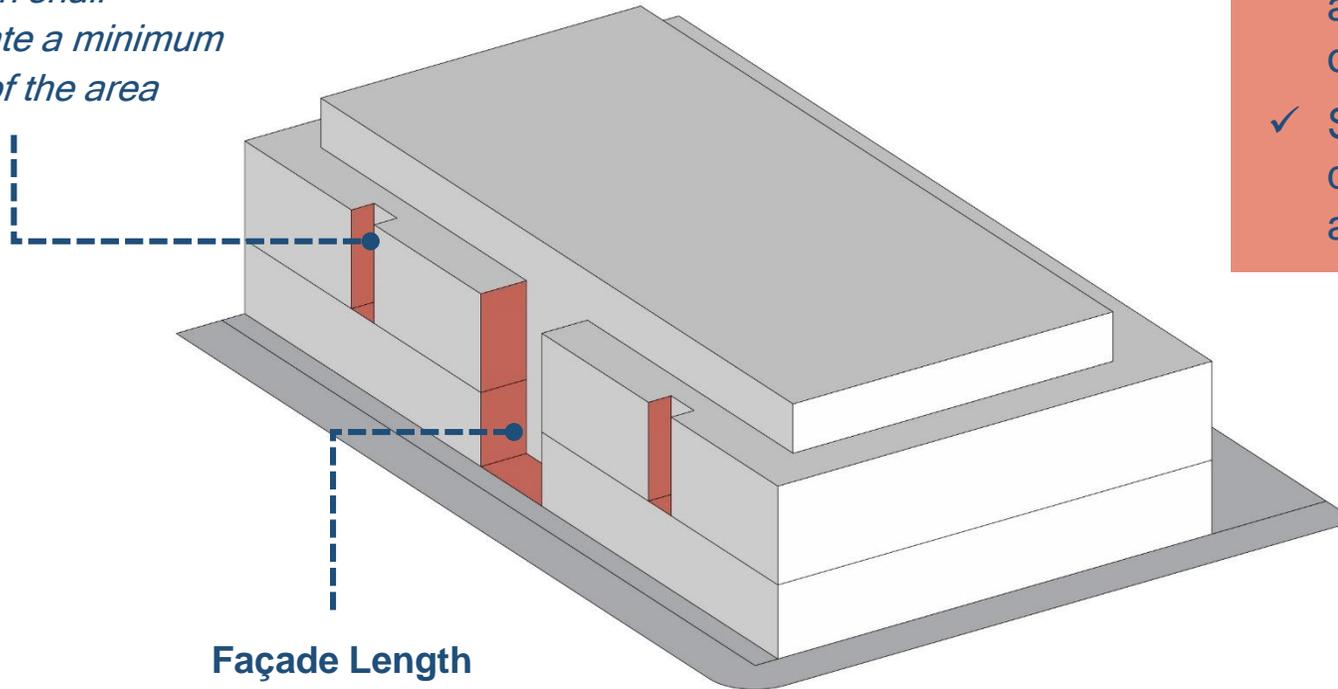
✓ Shape development to create defined public realm and appropriate scale of buildings

✓ Reduce building massing adjacent residential zones and historic structures

Façade Length and Modulation

Modulation

Façades over 50 feet in length shall modulate a minimum of 25% of the area



Façade Length

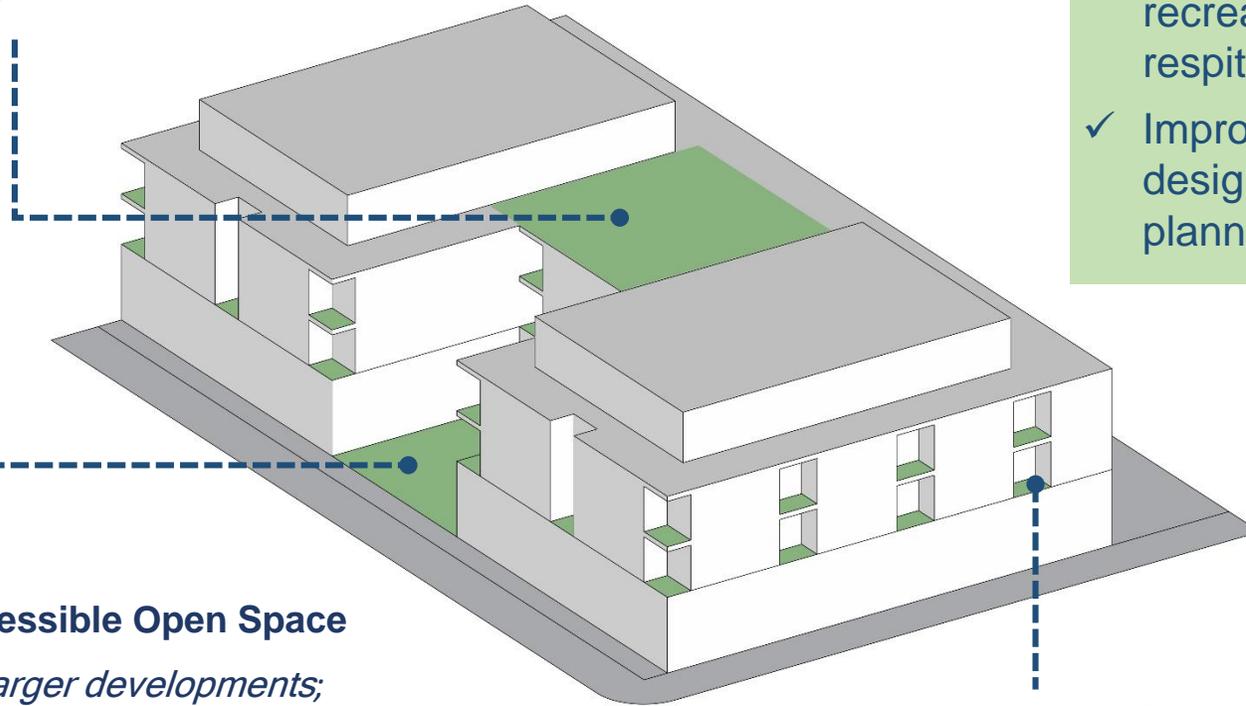
Façades over 150 feet in length shall include a break

- ✓ Shape development to create an appropriate scale of buildings
- ✓ Support high-quality architecture and urban design

Open Space

Common Open Space

Shared among residents & tenants within a building



Publicly Accessible Open Space

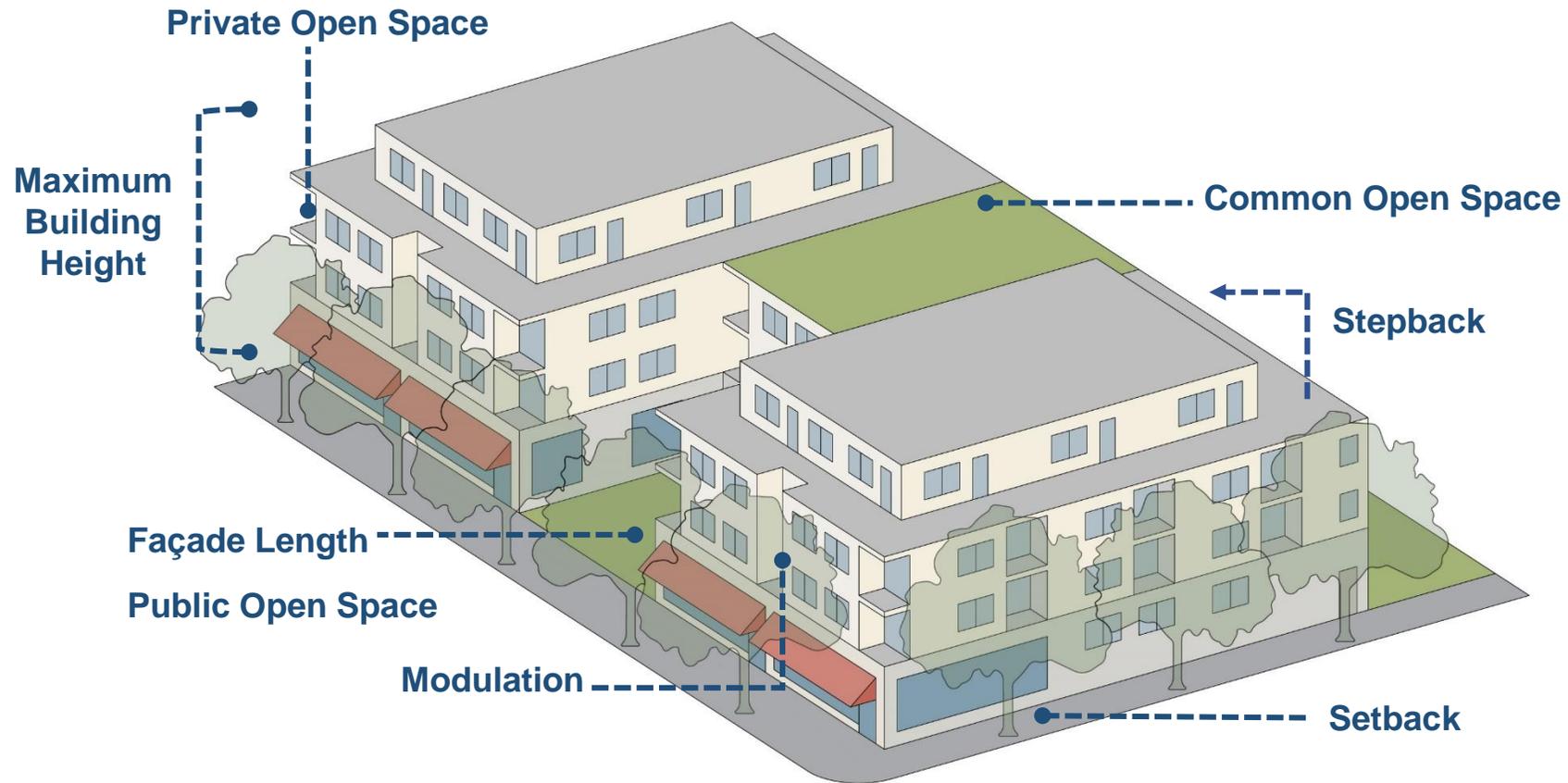
*Required in larger developments;
Available for public use, including amenities such as seating, landscaping, fountains and public art*

Private Open Space

Only accessible to private units

- ✓ Provide a variety of open space types for gathering, recreation and respite
- ✓ Improve building design and site planning

Private Realm Standards: Working Together



✓ Plus additional design standards

Public Realm



Public Realm

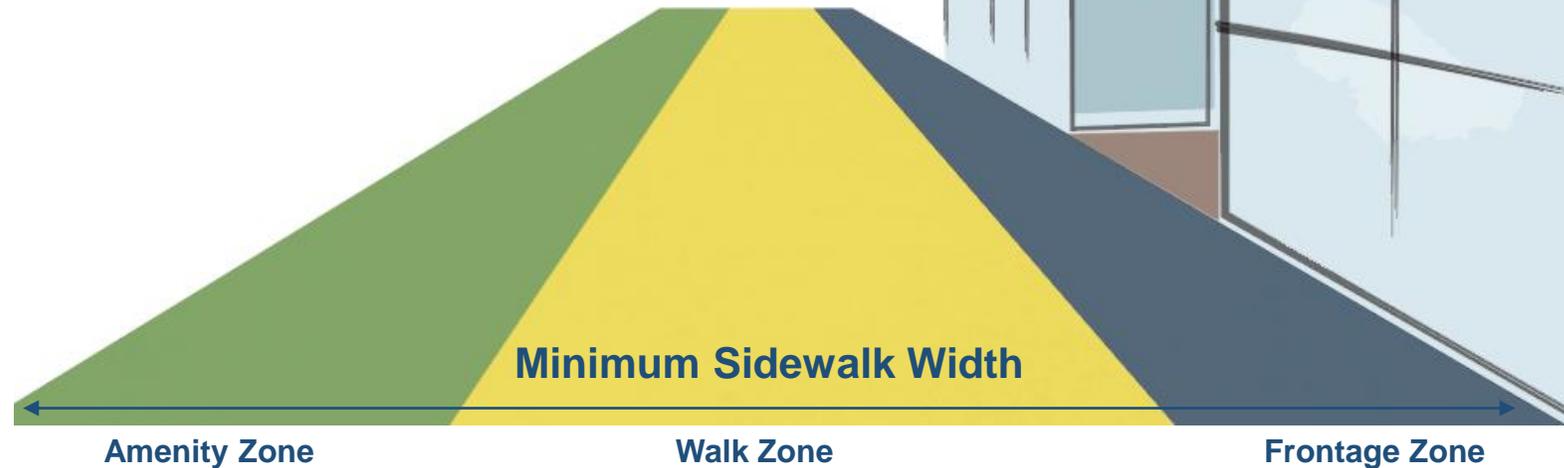
Minimum Sidewalk Widths

- ✓ Standards to ensure minimum sidewalk width is achieved
- ✓ Adjusted based on development densities, intensities, uses, pedestrian volumes



Sidewalk Zones

- ✓ Provide sufficient sidewalk width to support dedicated amenity zones, walk zones and frontage zones



Amenity Zone

- ✓ **Amenity zone** includes space for street trees, street lights, parkways, street furniture and bus shelters



Amenity Zone

Walk Zone

Frontage Zone

Walk Zone

- ✓ **Walk zone** is dedicated to pedestrian travel, free of obstruction



Amenity Zone

Walk Zone

Frontage Zone

Frontage Zone

- ✓ **Frontage zone** allows for pedestrian travel, door openings, bicycle parking, planters and landscaping, shade structures and seating



Amenity Zone

Walk Zone

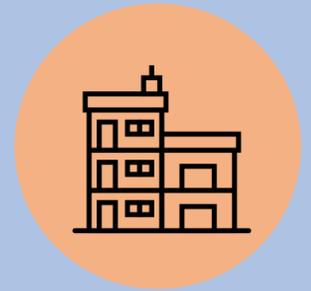
Frontage Zone

QUESTIONS

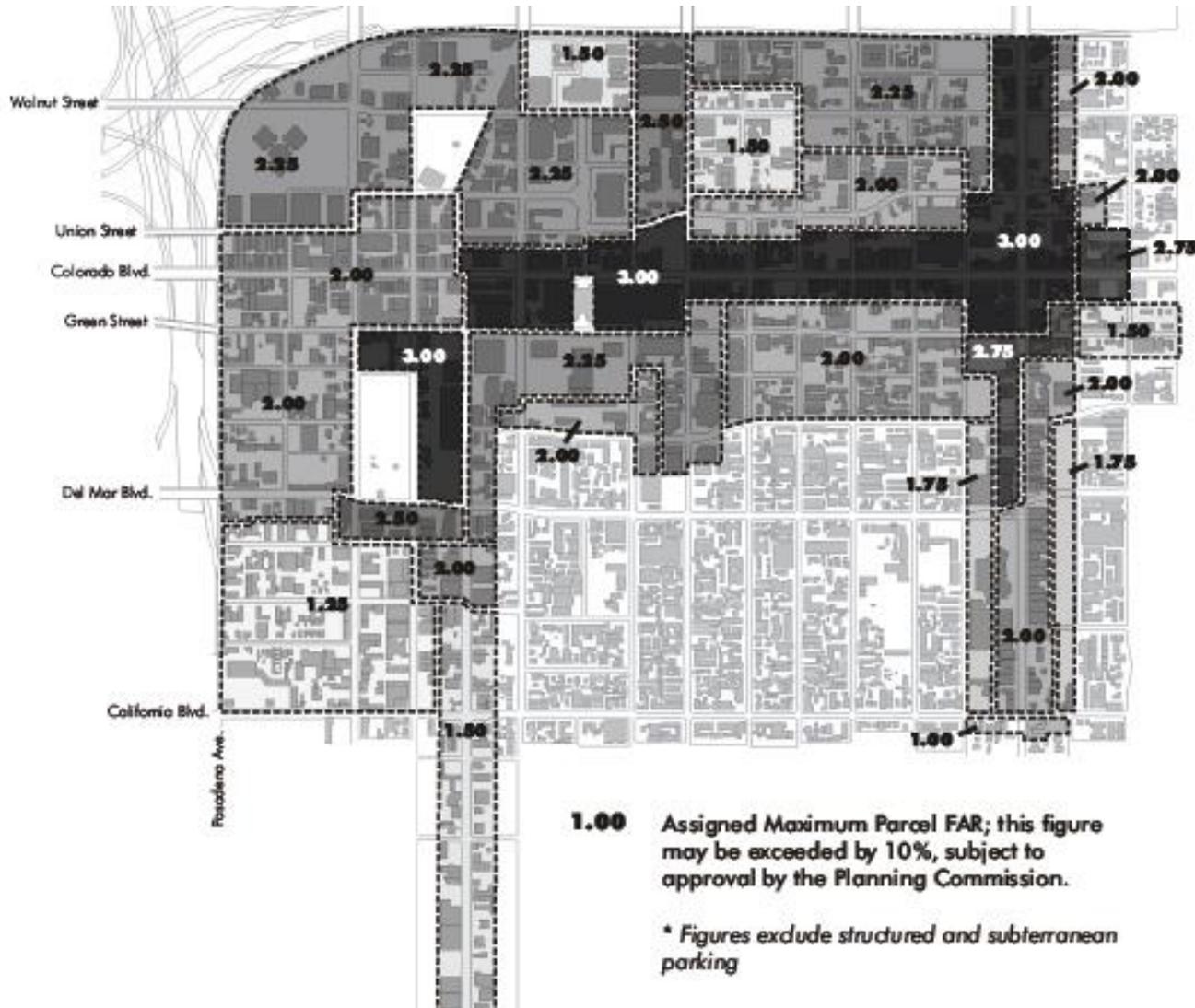


FAR

Floor Area Ratio



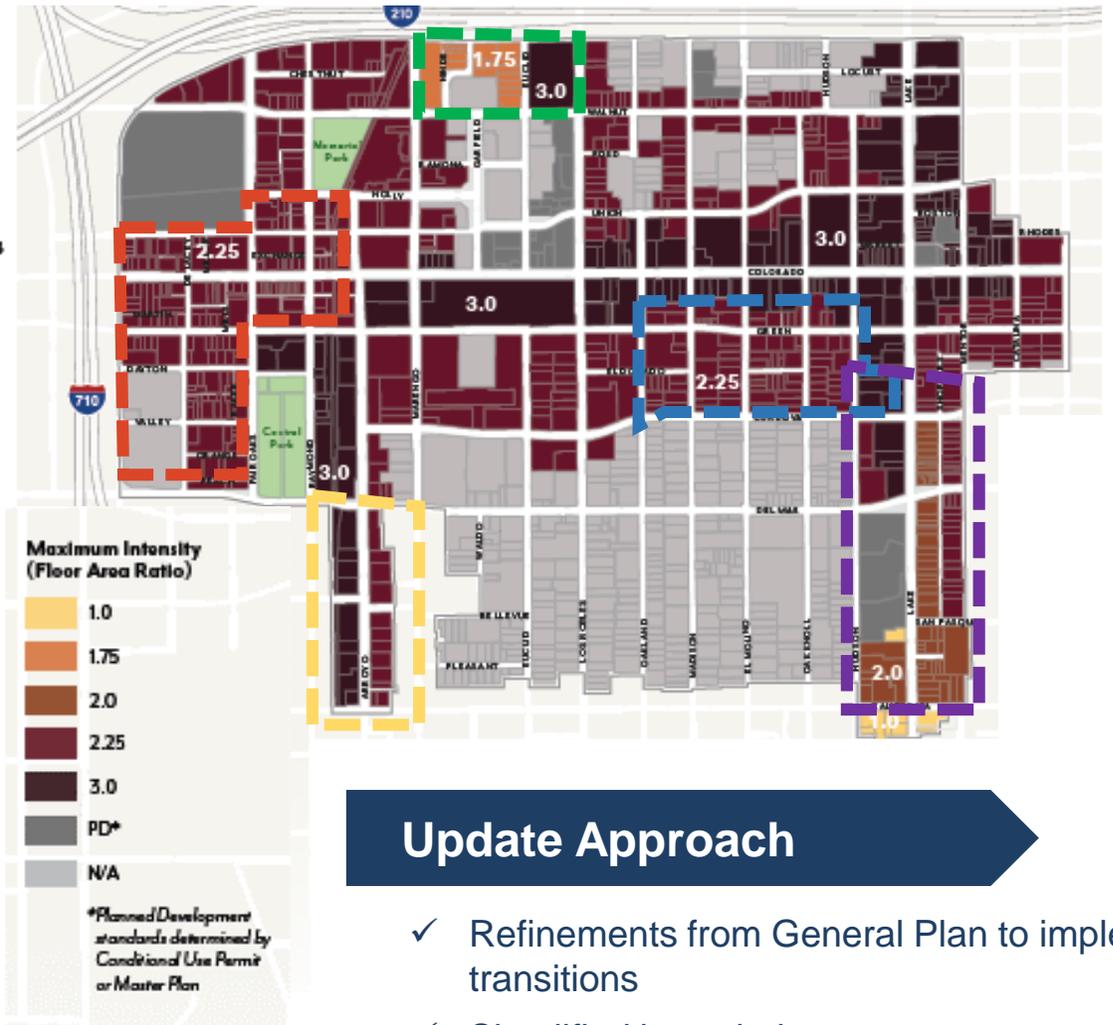
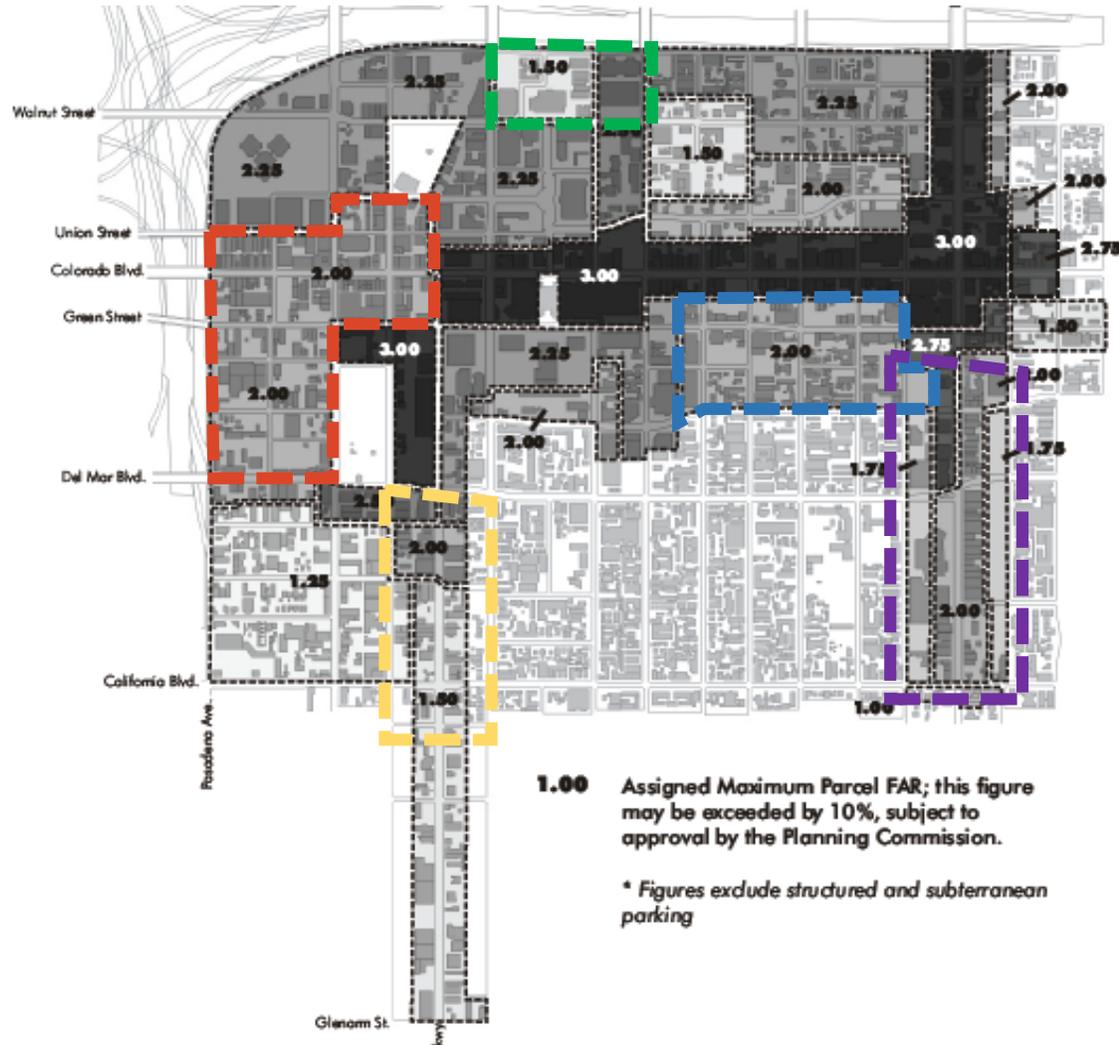
Development Standards: Existing FAR



Updates Needed / Feedback:

- Consistency with General Plan (GP)
- Improved transitions between higher- and lower-intensity areas

Development Standards: FAR Changes

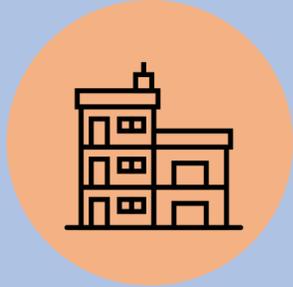


Update Approach

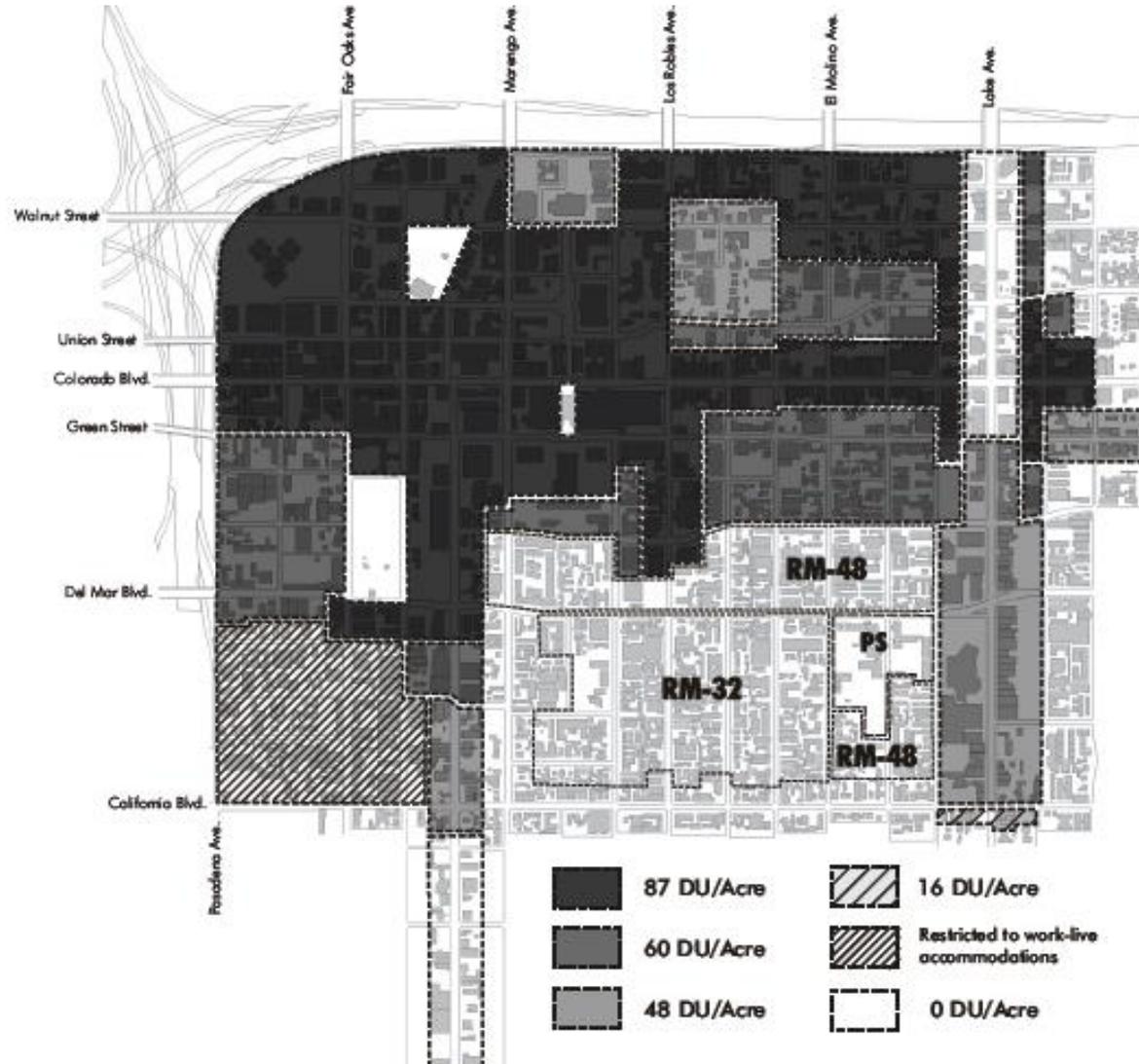
- ✓ Refinements from General Plan to implement transitions
- ✓ Simplified boundaries
- ✓ Clarification of where FAR applies

Density

Units per Acre



Development Standards: Existing Density



Updates Needed / Feedback:

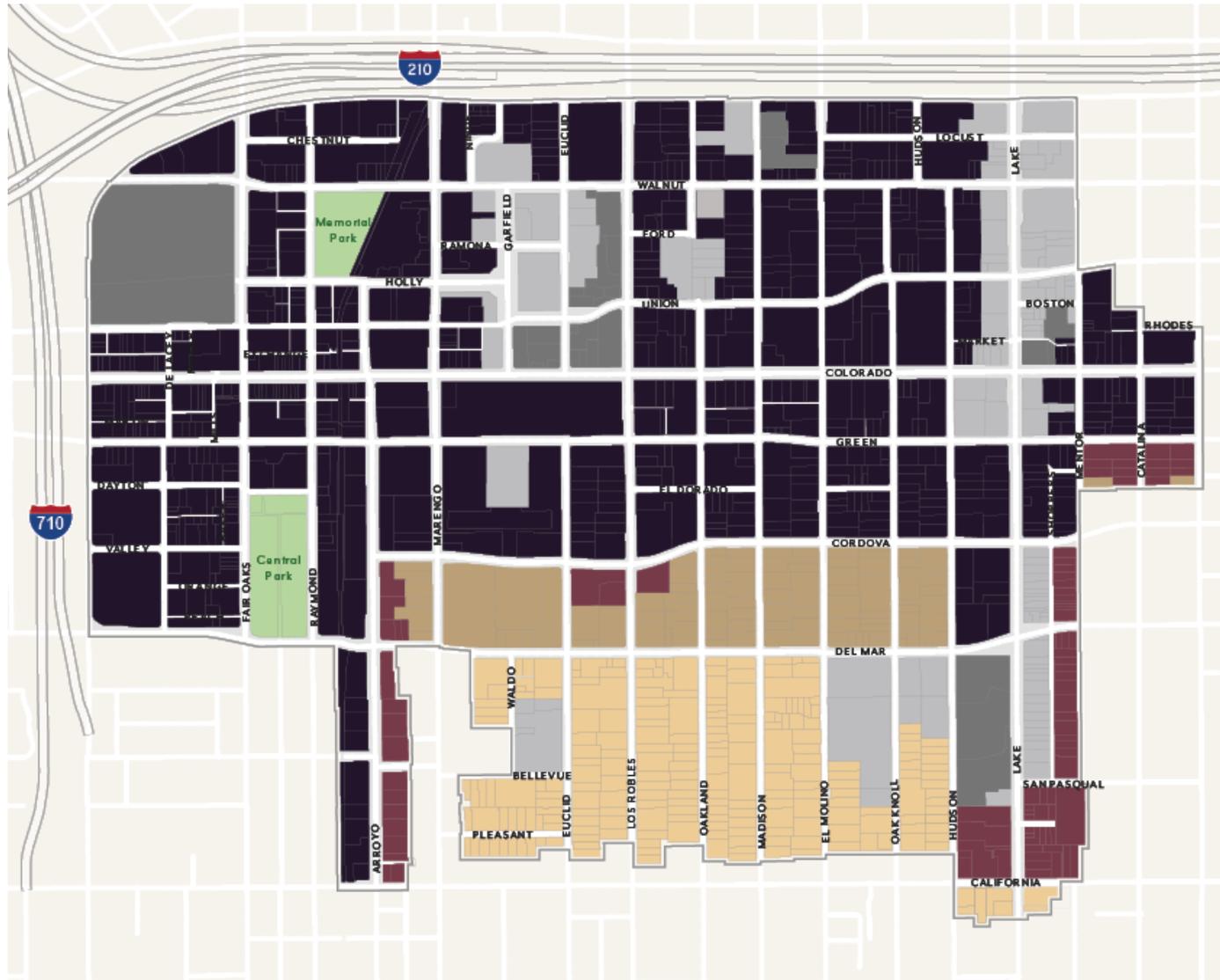
- Consistency with General Plan
- Increase housing opportunities
- Density / form transitions to existing neighborhoods
- Scale for unique character and neighborhood stability

Development Standards: Updated Density

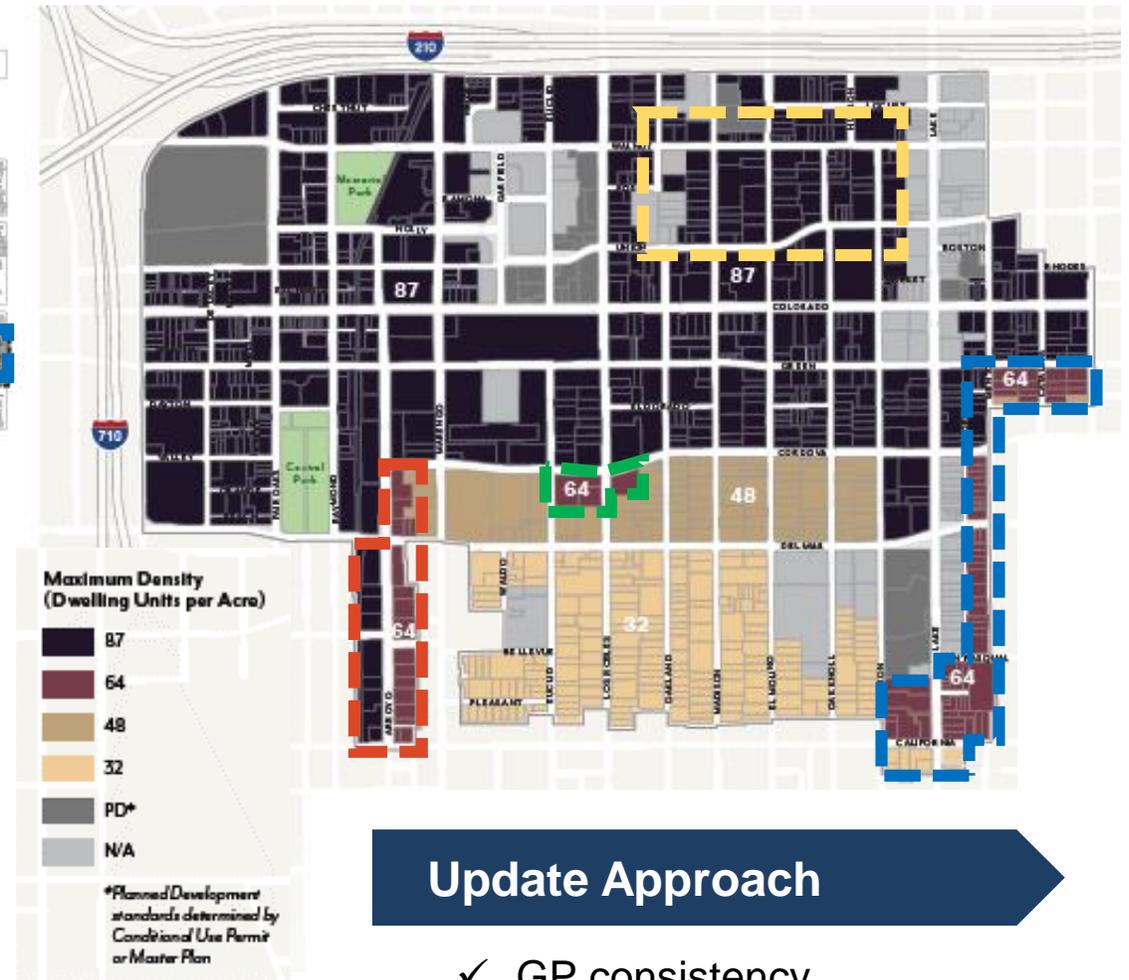
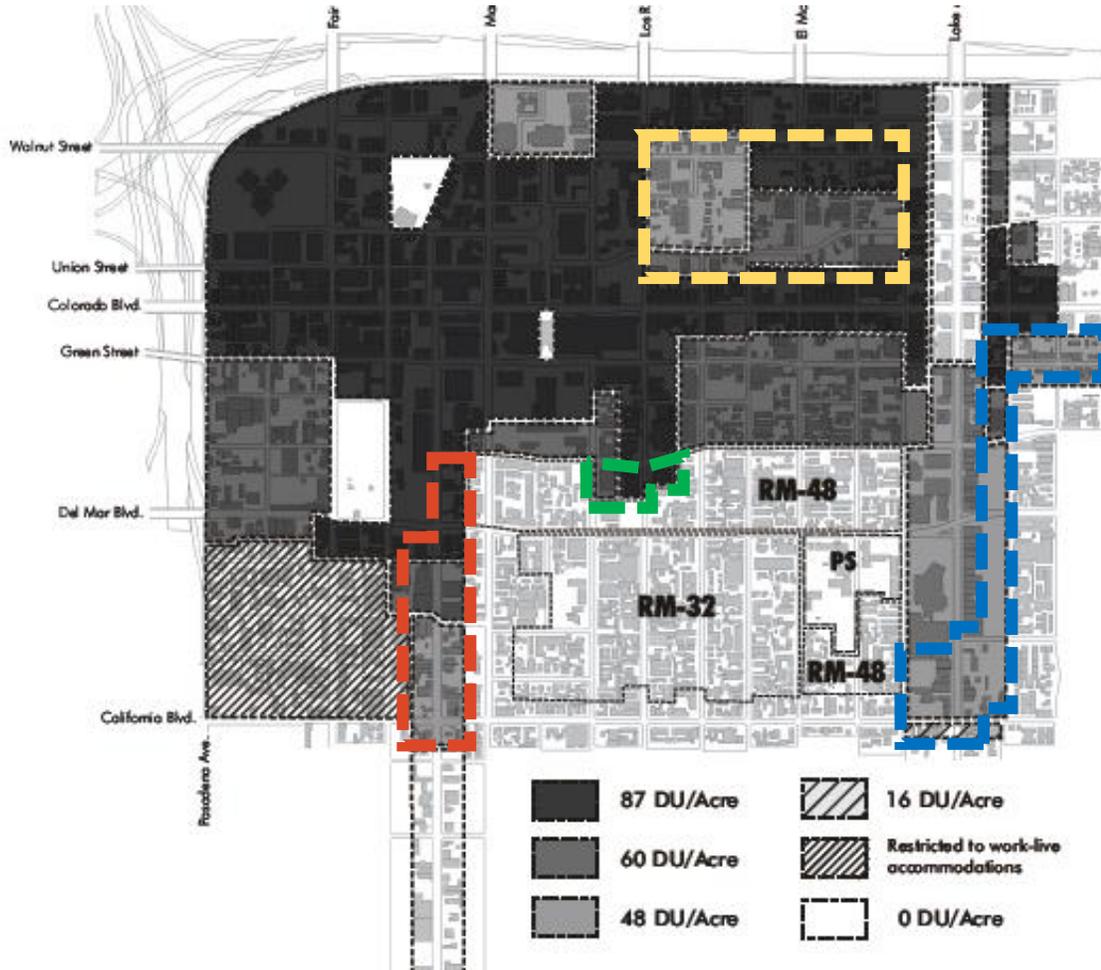
Maximum Density (Dwelling Units / Acre)



**Planned Development standards determined by Conditional Use Permit or Master Plan*



Development Standards: Density Changes



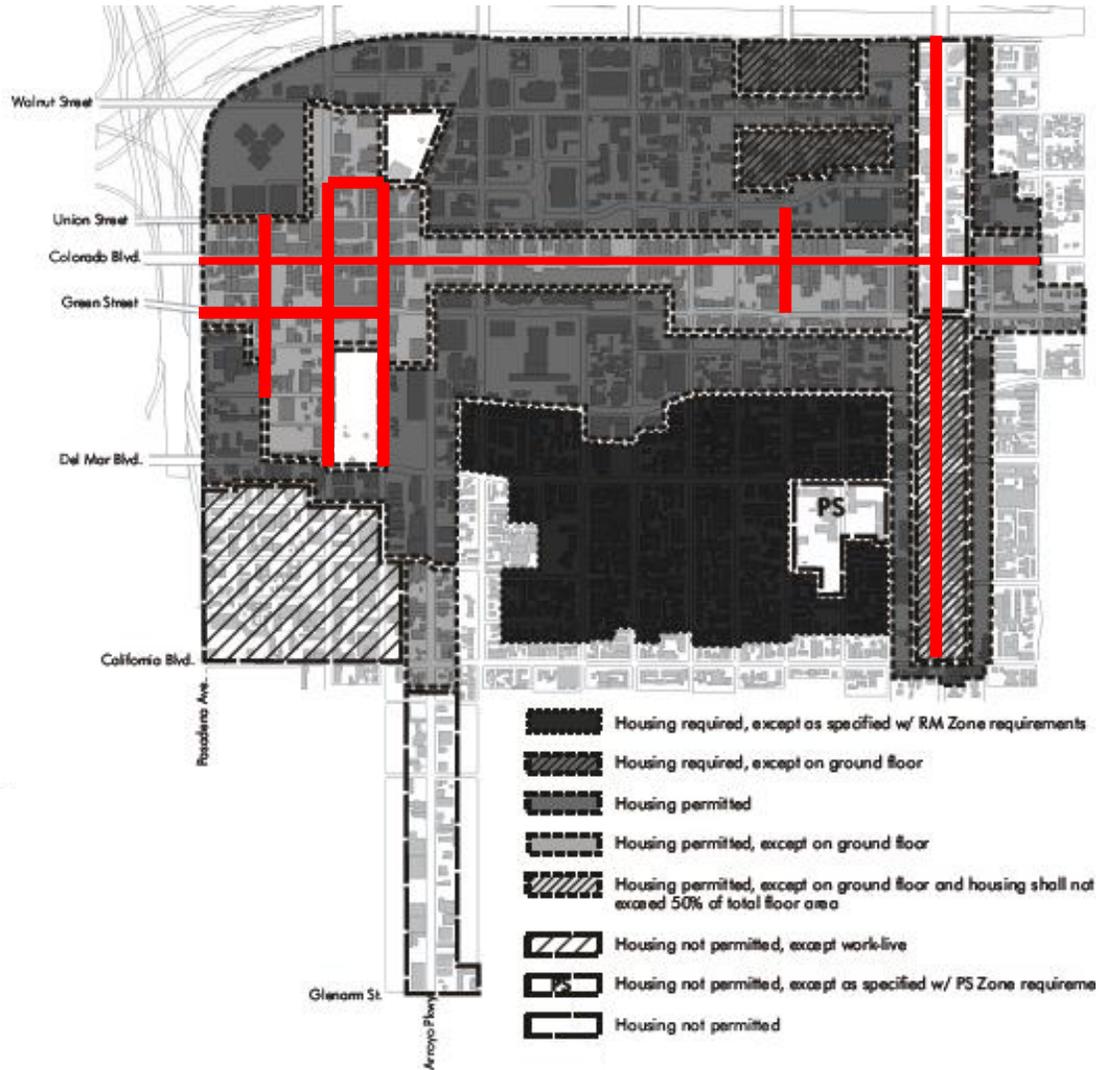
Update Approach

- ✓ GP consistency
- ✓ Refinements to implement transitions

Allowed Uses



Land Use Standards: Existing Allowed Uses



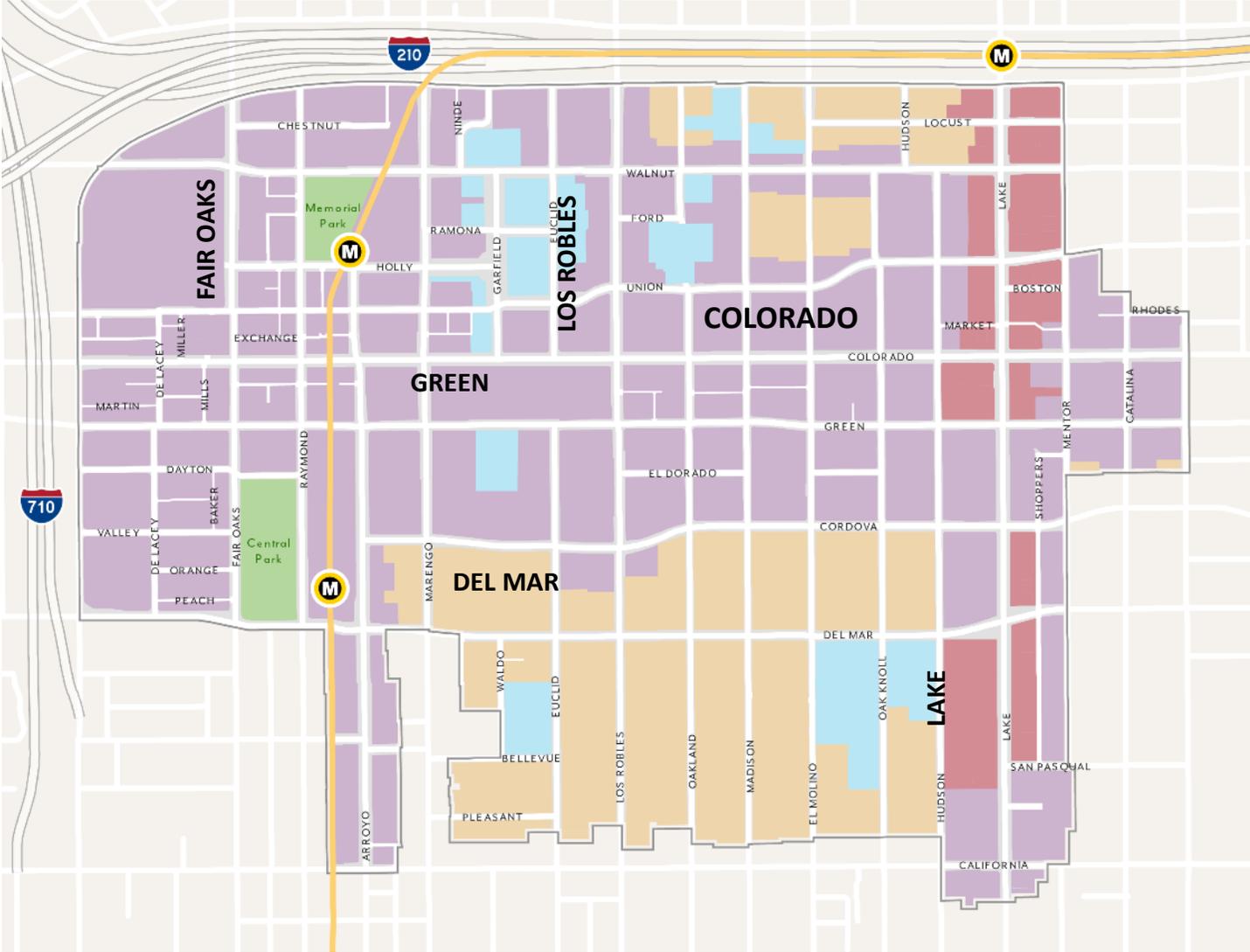
Feedback:

- General support for General Plan land use mix
- Support for allowing housing in commercial-only areas
- Challenging ground floor restrictions
- Respect nodes of activity and character
- Protect commercial activity: Old Pasadena and Lake

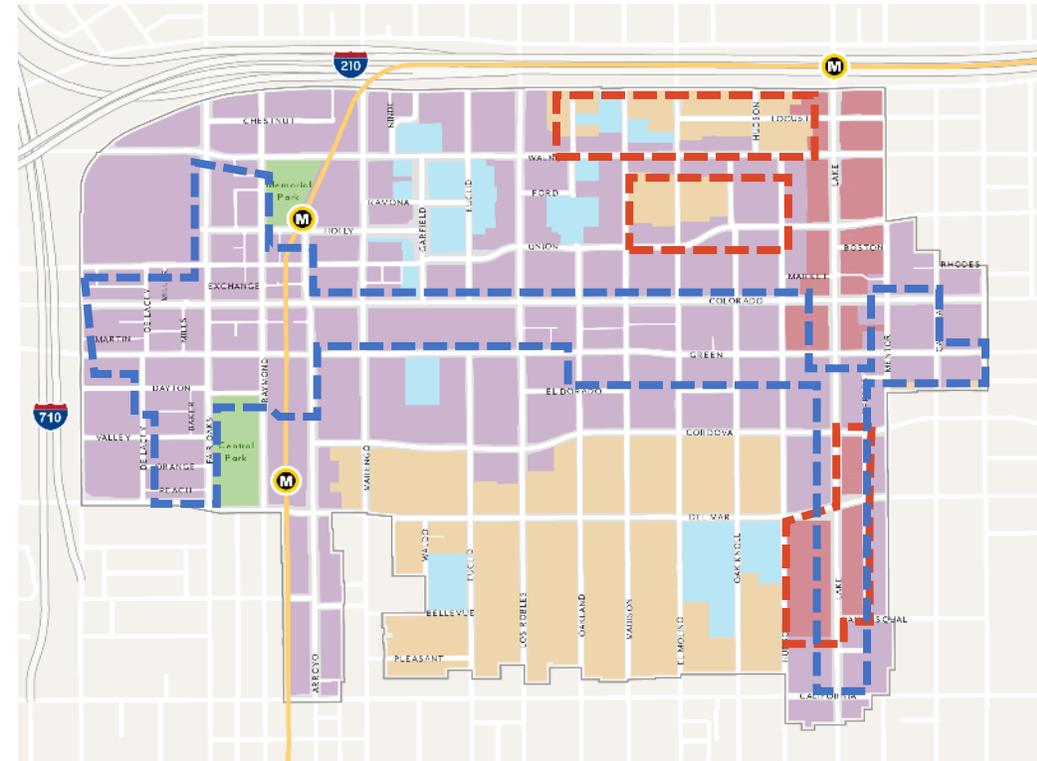
Land Use Standards: Updated Allowed Uses

Generalized Uses

-  Residential
-  Commercial
-  Mixed
-  Open Space
-  Institutional



Land Use Standards: Allowed Use Changes



Update Approach

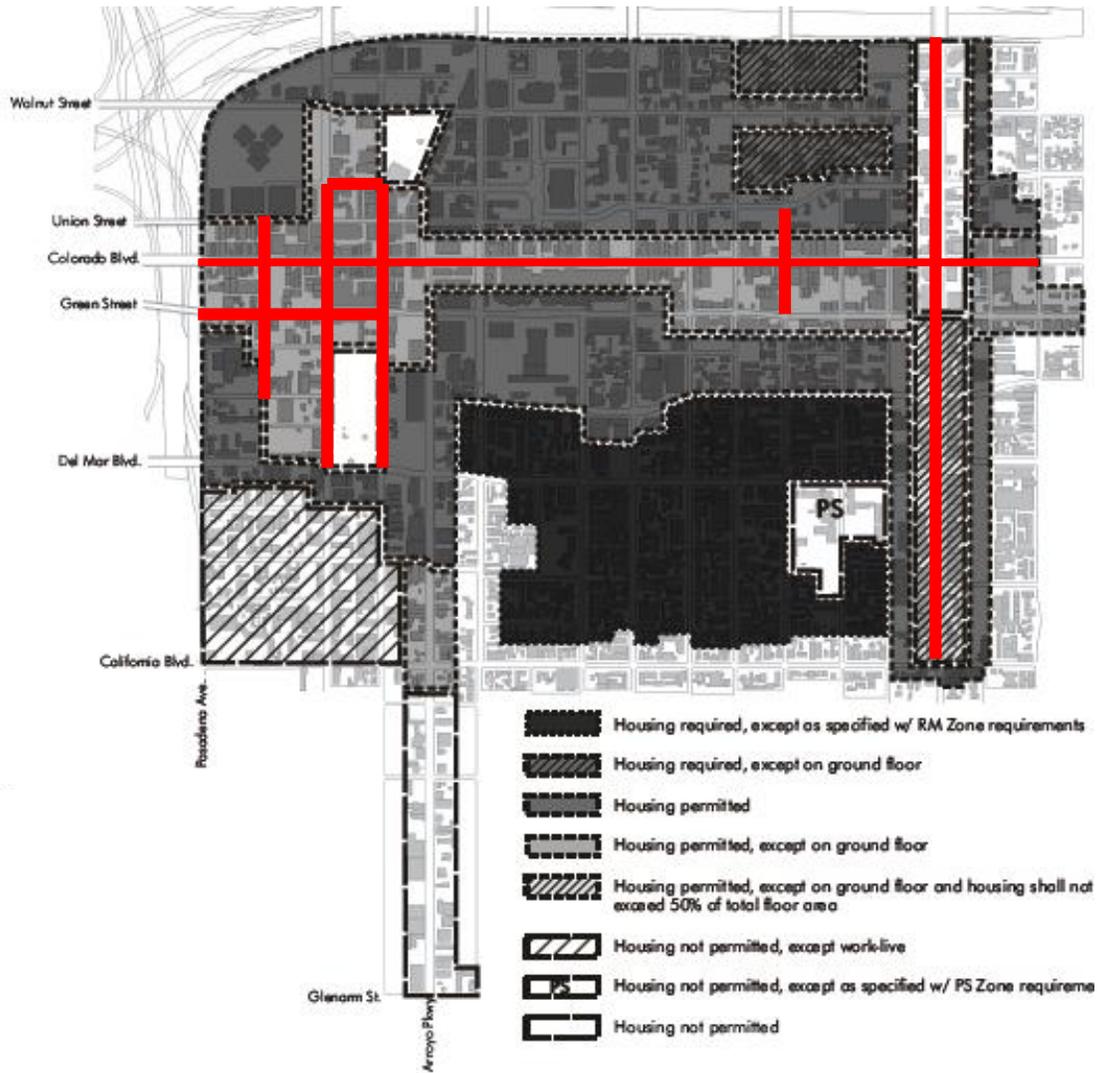
- ✓ Refinements for General Plan consistency
- ✓ Key commercial-only and residential-only areas

Ground Floor Uses

Pedestrian-Oriented



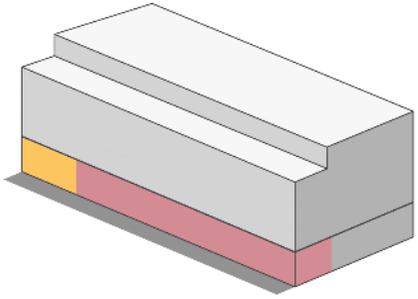
Land Use Standards: Existing Ground Floor Uses



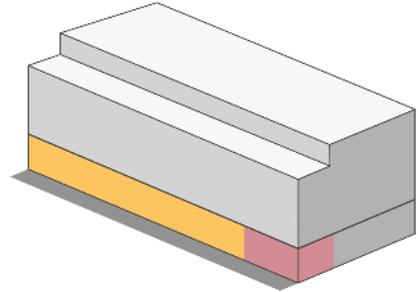
Feedback:

- Challenging ground floor restrictions
- Enable economic adaptability/flexibility
- Support uses important to viability of BIDs

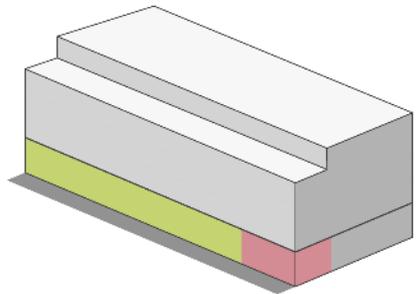
Land Use Standards: Updated Ground Floor



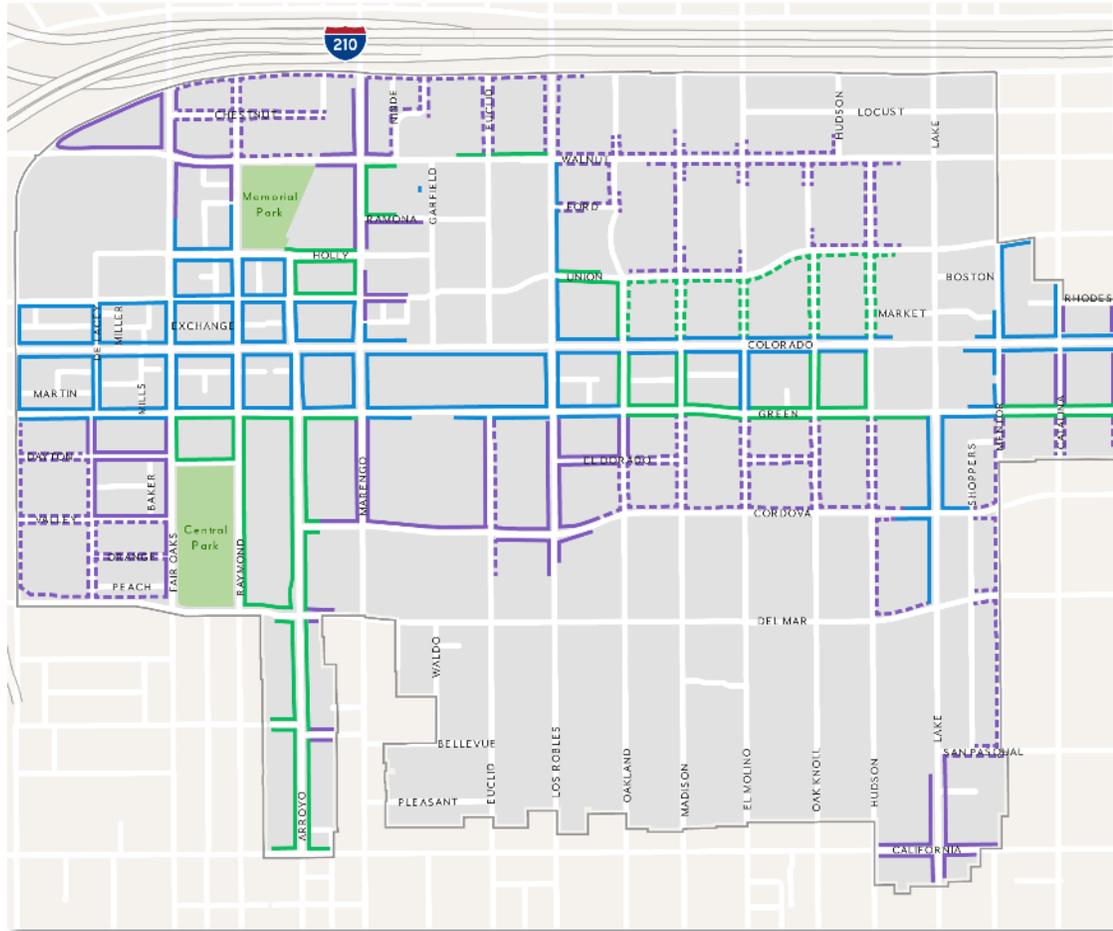
Commercial required for at least 80% of building frontage. Up to 20% of building frontage may be residential common space.



Commercial required for at least 20% of building frontage. Up to 80% of building frontage may be residential common space.



Commercial required for at least 20% of building frontage. Up to 80% of building frontage may be residential common space or dwelling units.

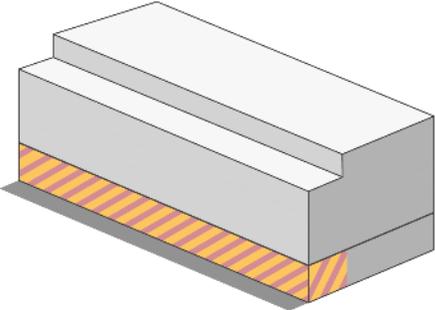


“Building frontage” refers to the first 35 feet of a primary façade measured from the street

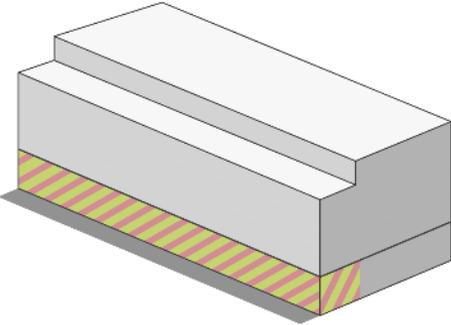
Approach

- ✓ Design + use for a form-based approach
- ✓ Continuing commercial ground floor restrictions at key locations
- ✓ Allow residential ground floors that meet commercial design requirements
- ✓ Residential common space defined

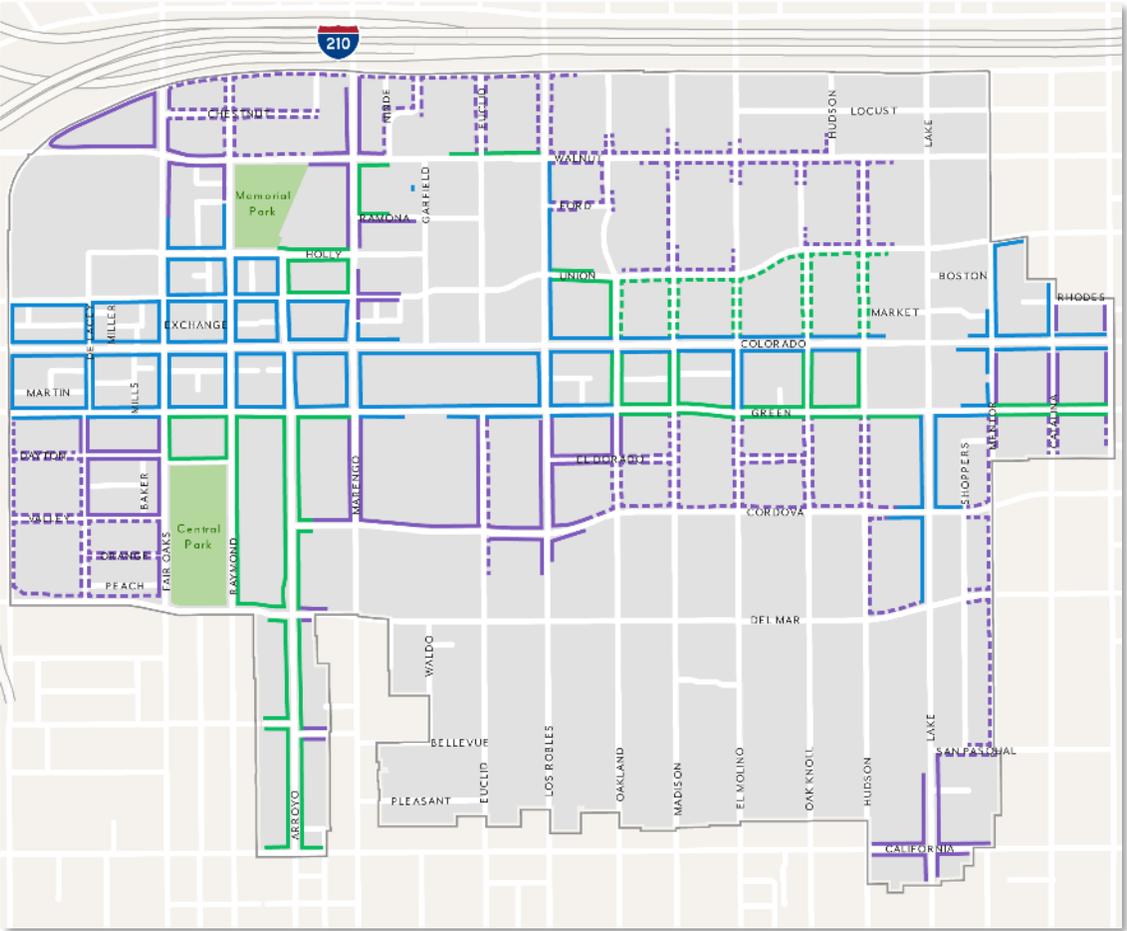
Land Use Standards: Updated Ground Floor



Commercial and residential allowed. Individual dwelling units not allowed. Residential common spaces allowed.



Commercial and residential (common space and dwelling units) allowed.



Approach

- ✓ Design + use for a form-based approach
- ✓ Continuing commercial ground floor restrictions at key locations
- ✓ Allow residential ground floors that meet commercial design requirements
- ✓ Residential common space defined
- ✓ Ground floor units permitted where character appropriate

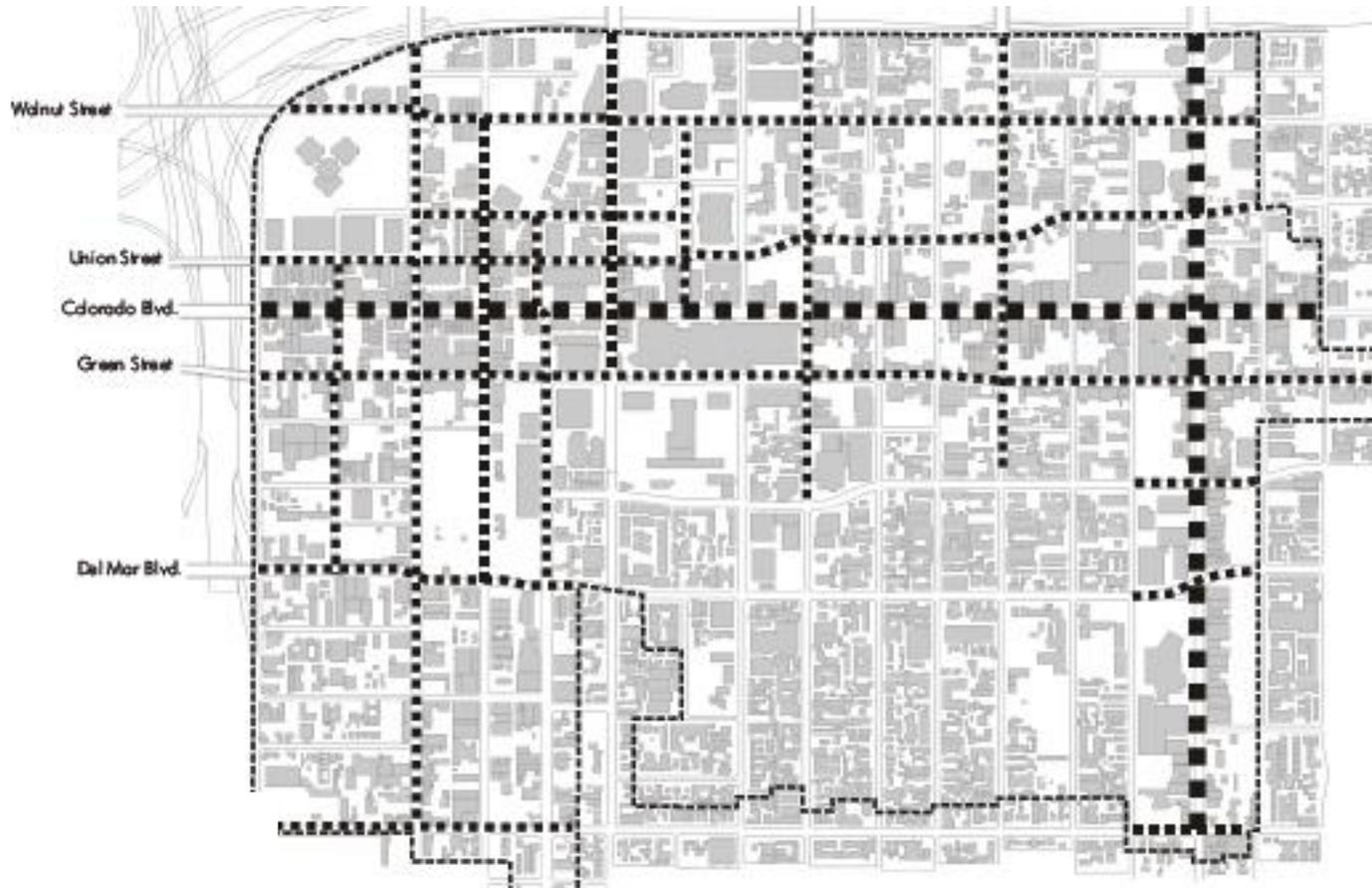
“Building frontage” refers to the first 35 feet of a primary façade measured from the street

Sidewalks

Shaping the Public Realm



Public Realm Standards: Existing Sidewalks



■ ■ ■ ■ 15' min. width; tree grates recommended for new street trees, except where there is an existing tree lawn

■■■■■■■■ 10' min. width; tree grates recommended for new street trees, except where there is an existing tree lawn

All other streets: 10' min (5' paved with tree lawn)

Reduction of existing sidewalks not permitted; existing tree lawns should be maintained

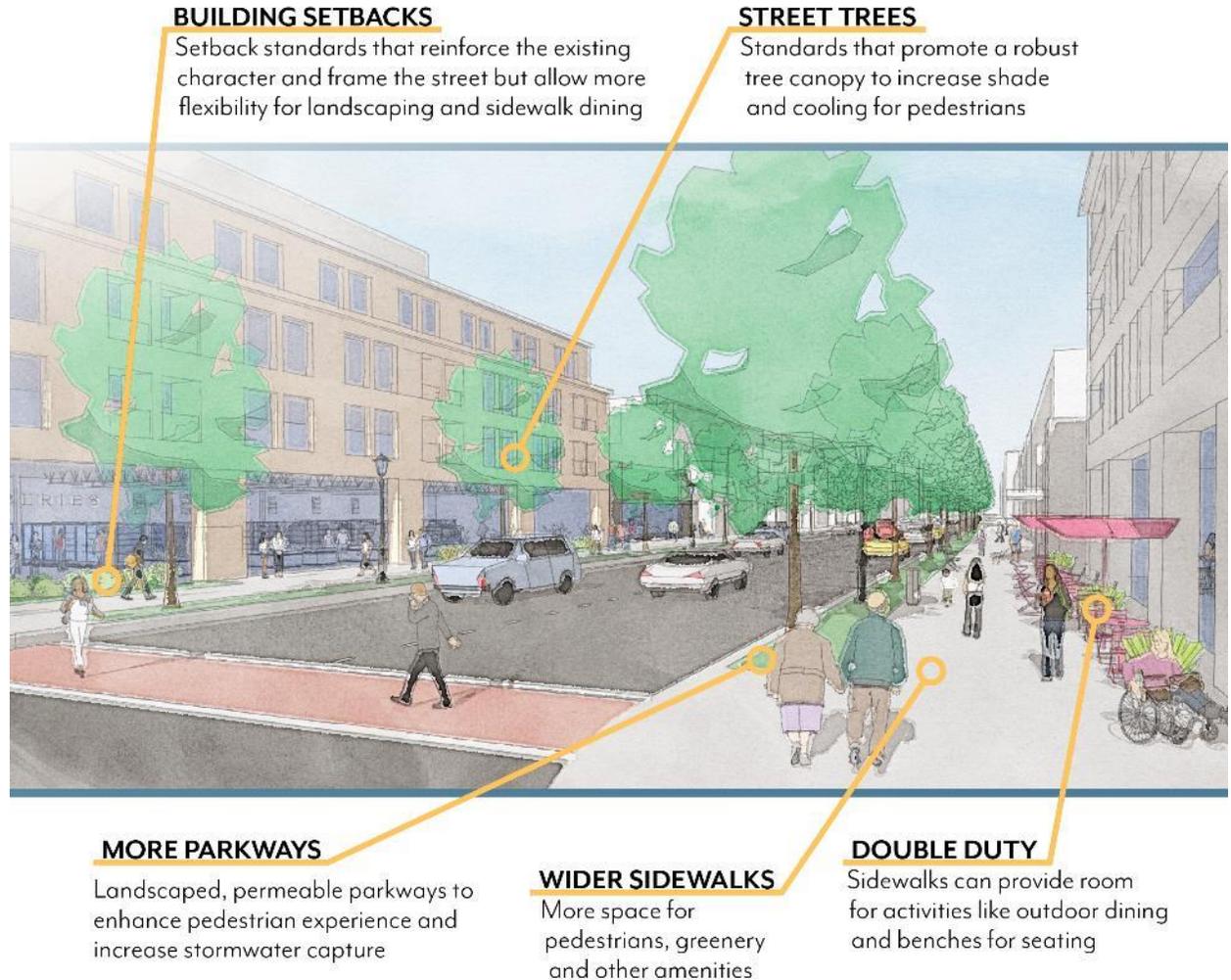
Feedback:

- Wider sidewalks desired
- Shade needed for pedestrian comfort
- Implementation and enforcement of tree ordinance
- Street Guide & Street Tree Master Plan are guidance, non-enforceable

Public Realm Standards: Updated Approach

Update Approach

- ✓ Expanded sidewalks
- ✓ Defined sidewalk zone standards
- ✓ New street tree recommendations to better complement adjacent building form and improve tree canopy
- ✓ Parkway design requirements
- ✓ Shade structure requirements
- ✓ Refine standards to permit recessed ground floors and arcades



Public Realm Standards: Sidewalk Zones

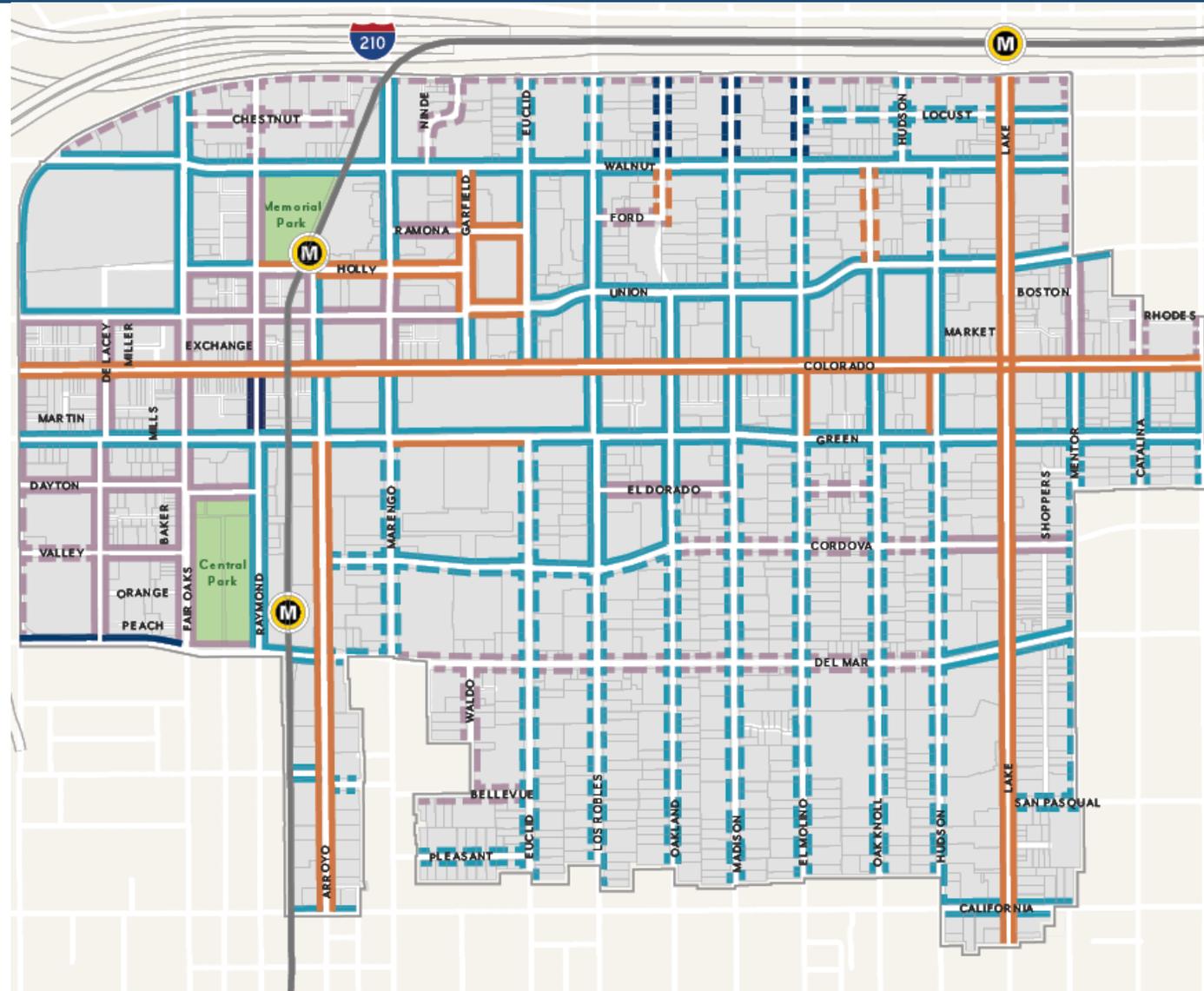
- ✓ Standards to ensure minimum sidewalk width is achieved
- ✓ Adjusted based on development densities, intensities, uses, pedestrian volumes
- ✓ Provide sufficient sidewalk width to support dedicated amenity zones, walk zones and frontage zones
- ✓ Standards within Specific Plan



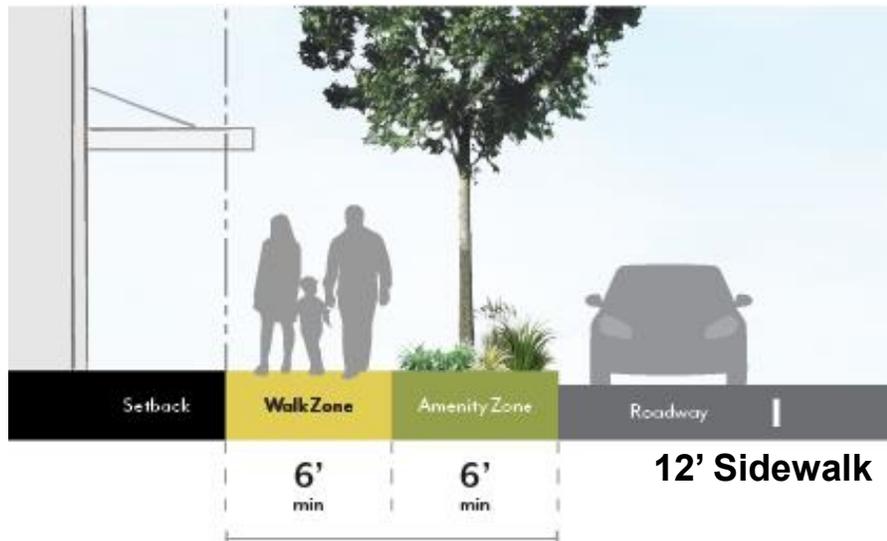
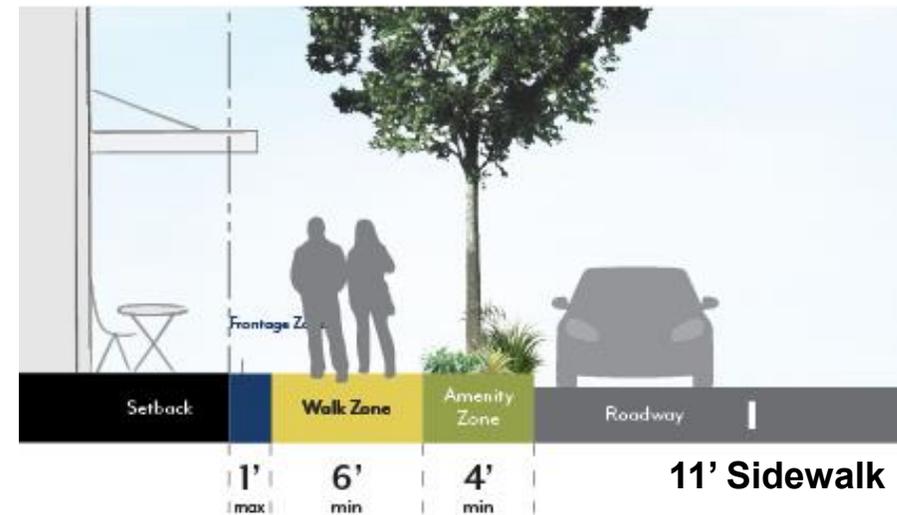
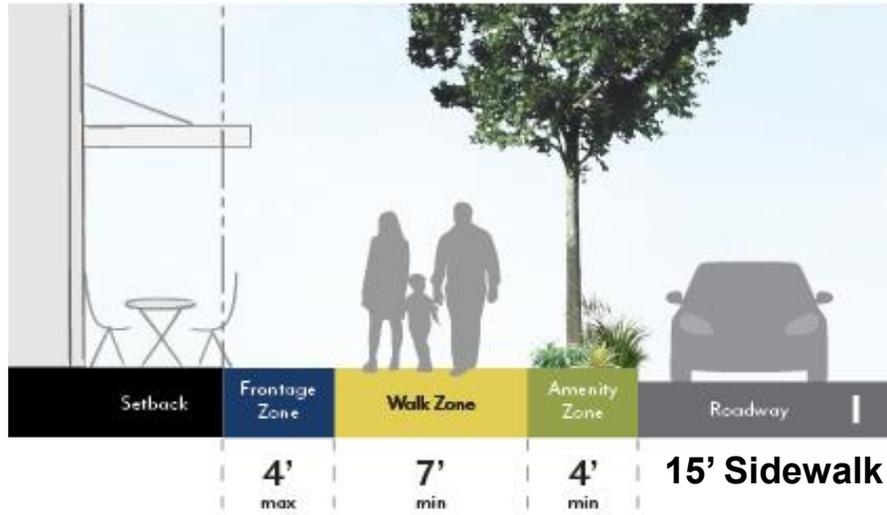
Public Realm Standards: Updated Sidewalks

Sidewalk Width Conditions

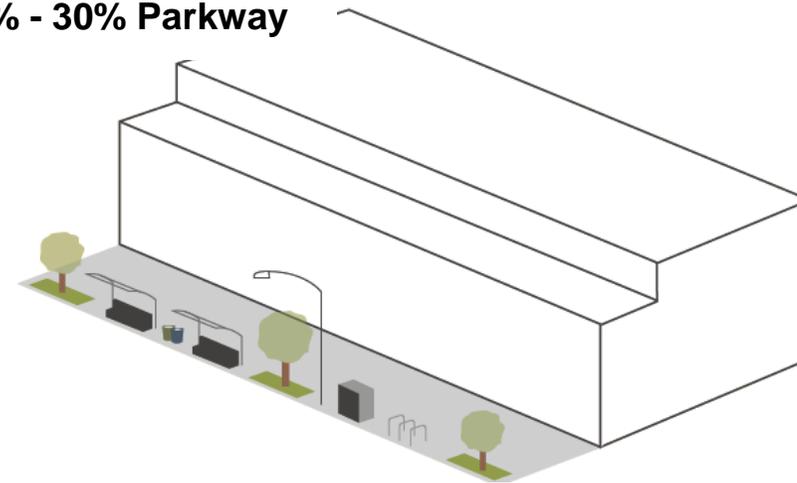
- 15' Active
- 15' Residential
- 12' Active
- 12' Residential
- 11' Active
- 11' Residential
- 10' Active
- 10' Residential



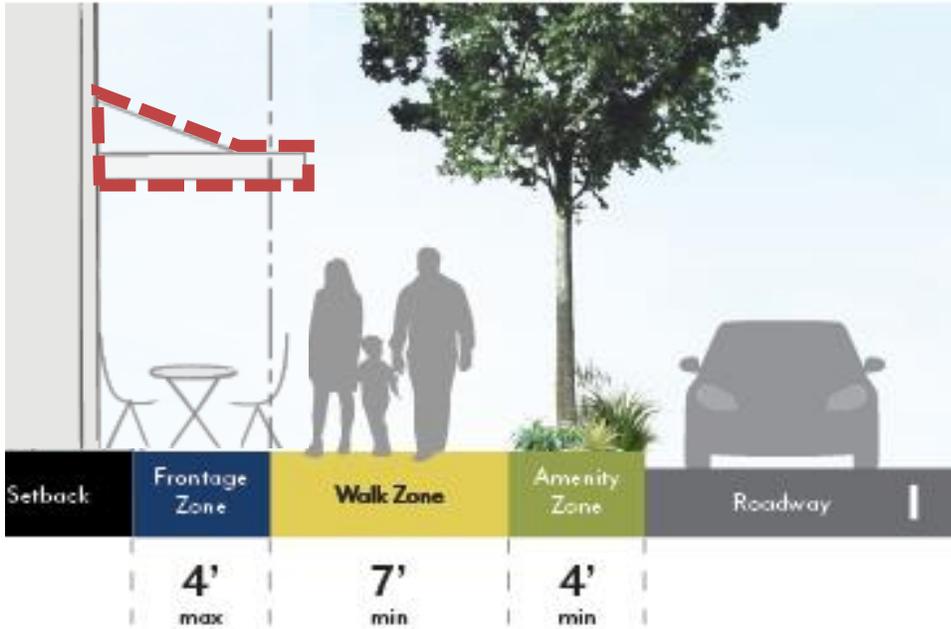
Public Realm Standards: Updated Sidewalks



20% - 30% Parkway



Development Standards: Shade

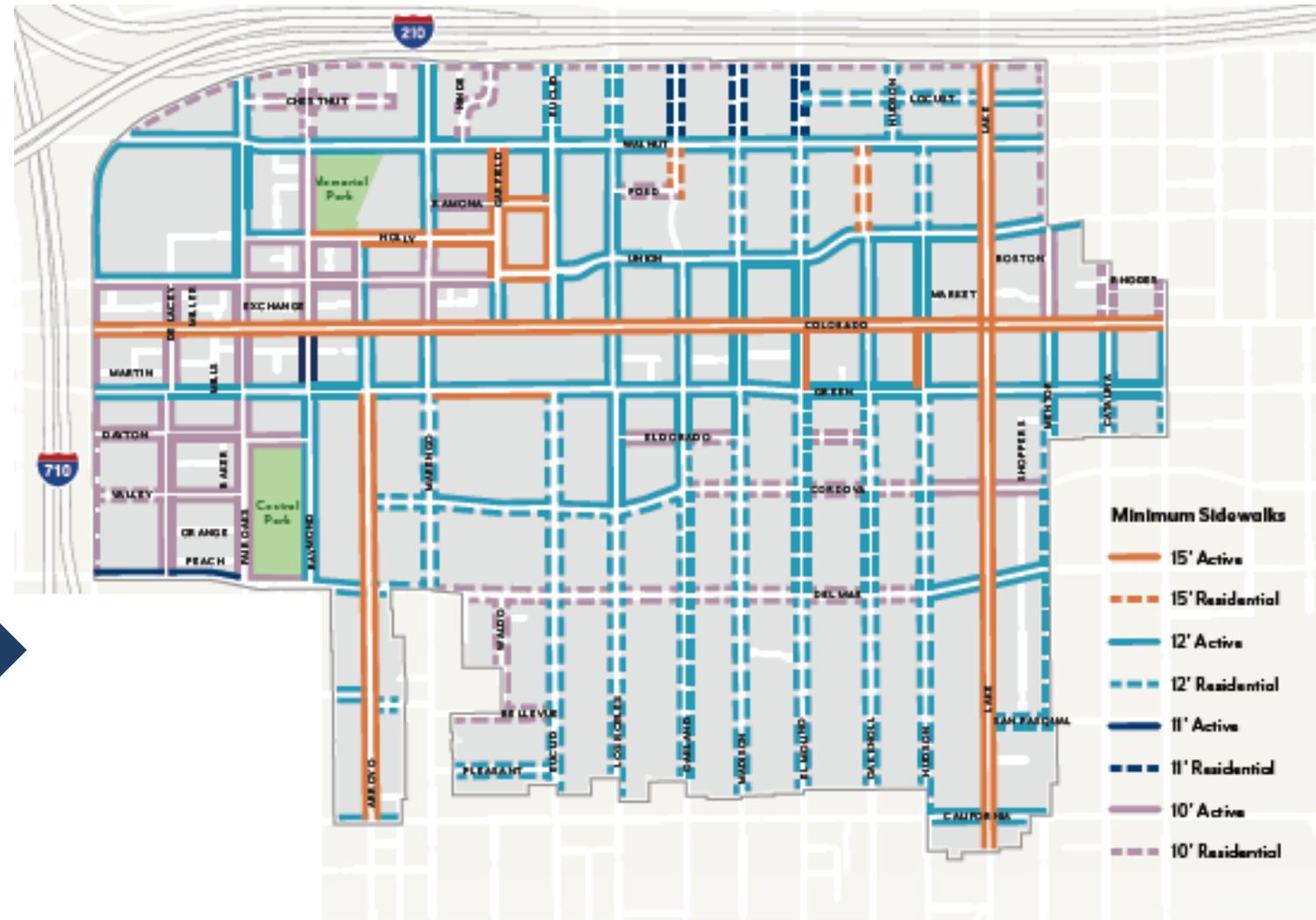
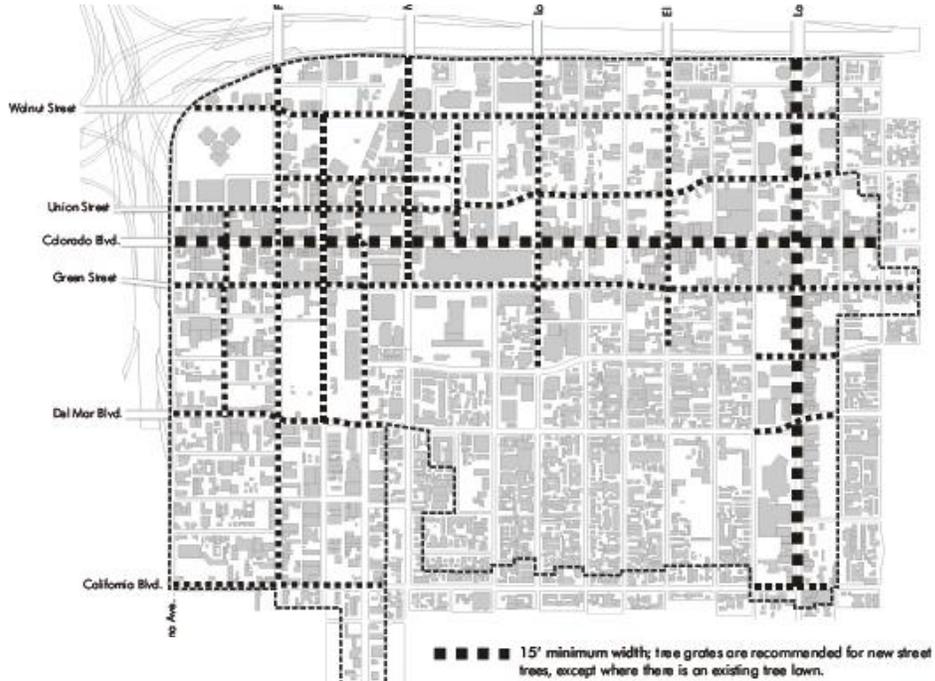


Example of an appropriate shade structure

Update Approach

- ✓ North side of Colorado shade structure required for 70% of frontage
- ✓ Additional flexibility: setback ranges and percentages
- ✓ Calibrated for minimum sidewalk widths and densities
- ✓ Increased sidewalk width to support street tree health

Public Realm Standards: Sidewalk Changes



Update Approach

- ✓ Reinforce or improve sidewalks widths
- ✓ Range of conditions: 15' / 12' / 11' / 10'
- ✓ Private property increases sidewalk width
- ✓ Location specific, neighborhood appropriate

Setbacks

Shaping the Public Realm



Development Standards: Existing Setbacks



- **Setback Type 1** Non-Residential: *build to property line*
Residential: *(if permitted): setback not required; may set back up to 5' maximum.*
- - - **Setback Type 2** Non-Residential: *setback not required; may set back up to 5' maximum*
Residential: *(if permitted): minimum 5' setback required; may set back up to 10' maximum*
- **Setback Type 3** *minimum 10' setback required*
- **Setback Type 4** *minimum 20' setback required*

Feedback:

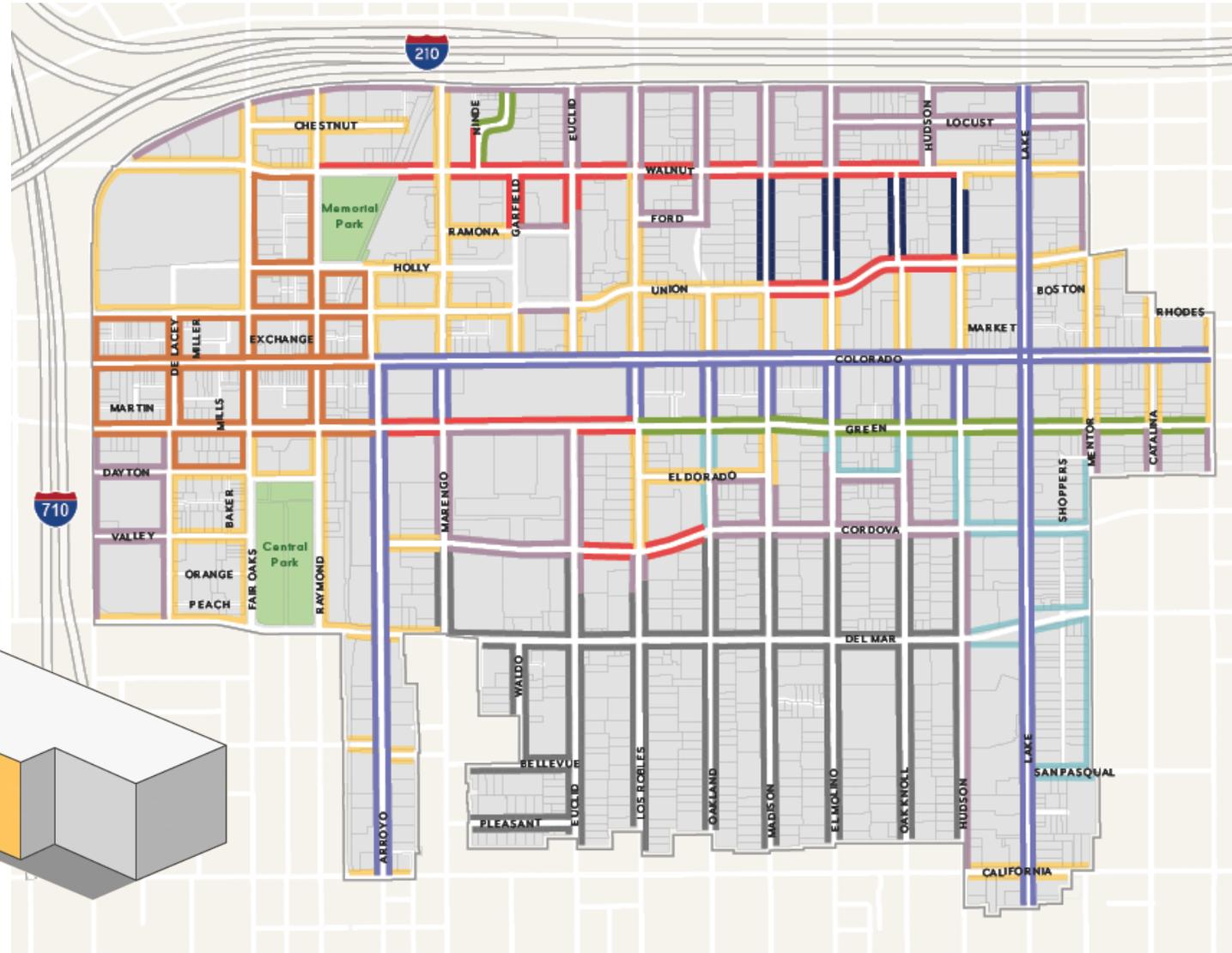
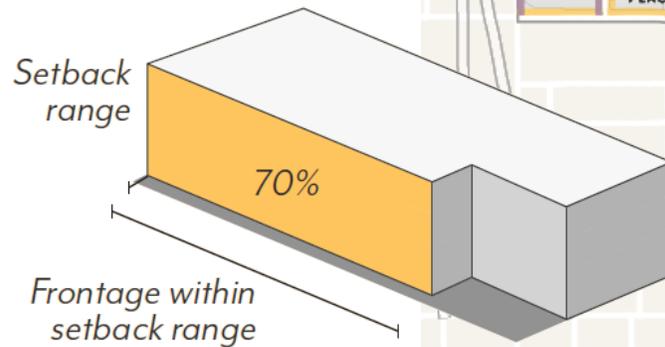
- Minimum setbacks constrain sidewalk width
- Protect character of special places
- Flexibility needed (plazas, gathering space)
- Form-based standards desired

Development Standards: Updated Setbacks

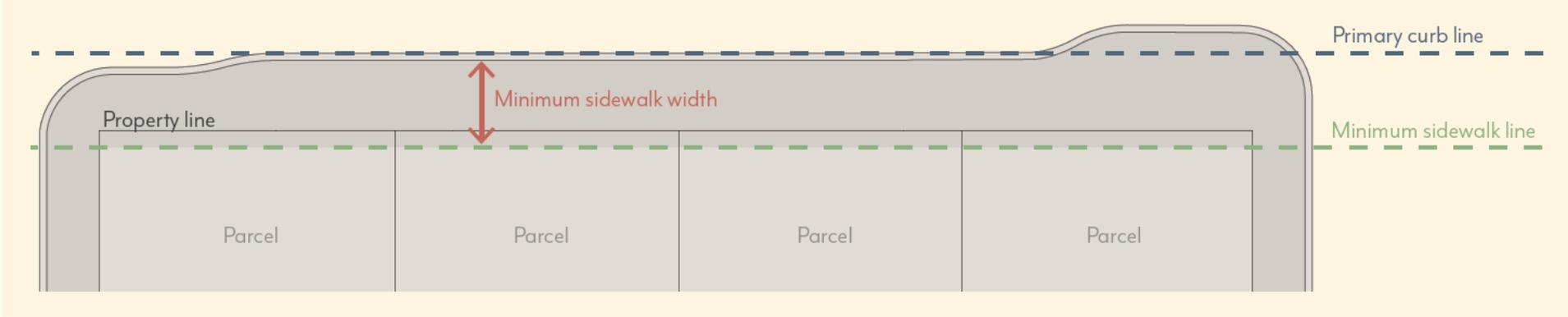
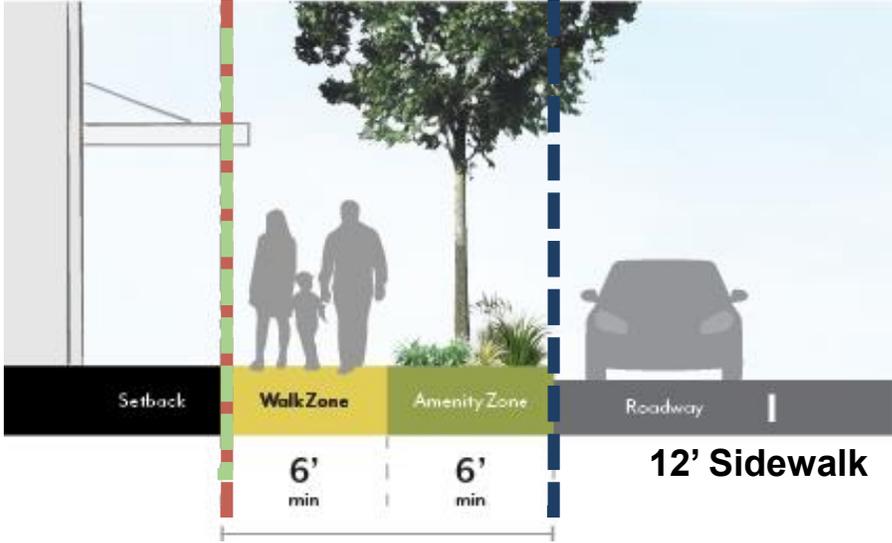
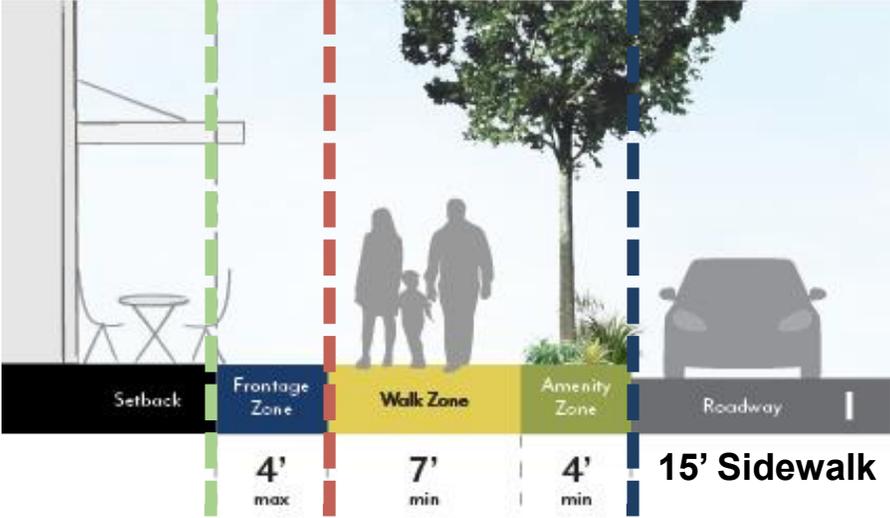
Setbacks

- 0 ft. (90%)
- 0 - 3 ft. (70%)
- 0 - 5 ft.* (70%)
- 3 - 5 ft.* (70%)
- 3 - 10 ft.* (70%)
- 5 - 8 ft. (70%)
- 5 - 10 ft. (70%)
- 10 - 15 ft. (70%)
- Specified by PMC

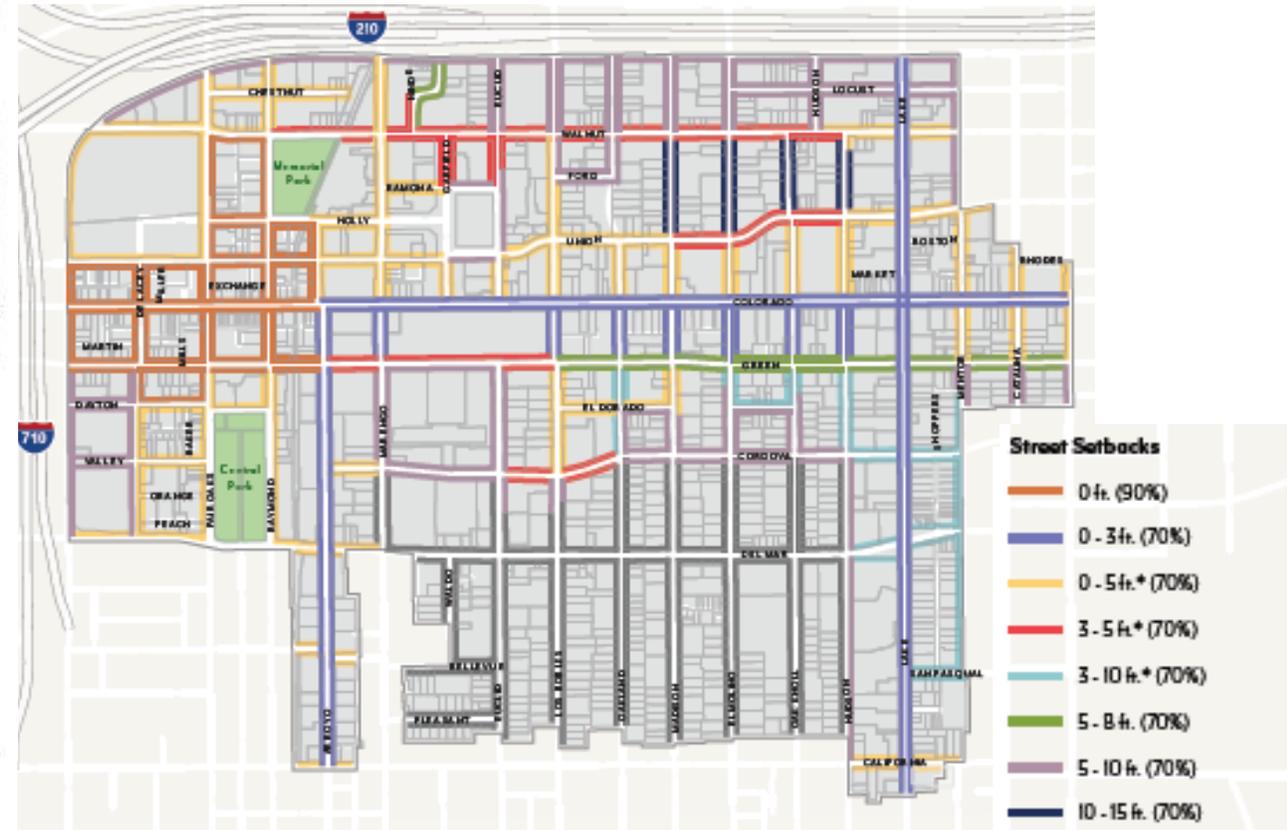
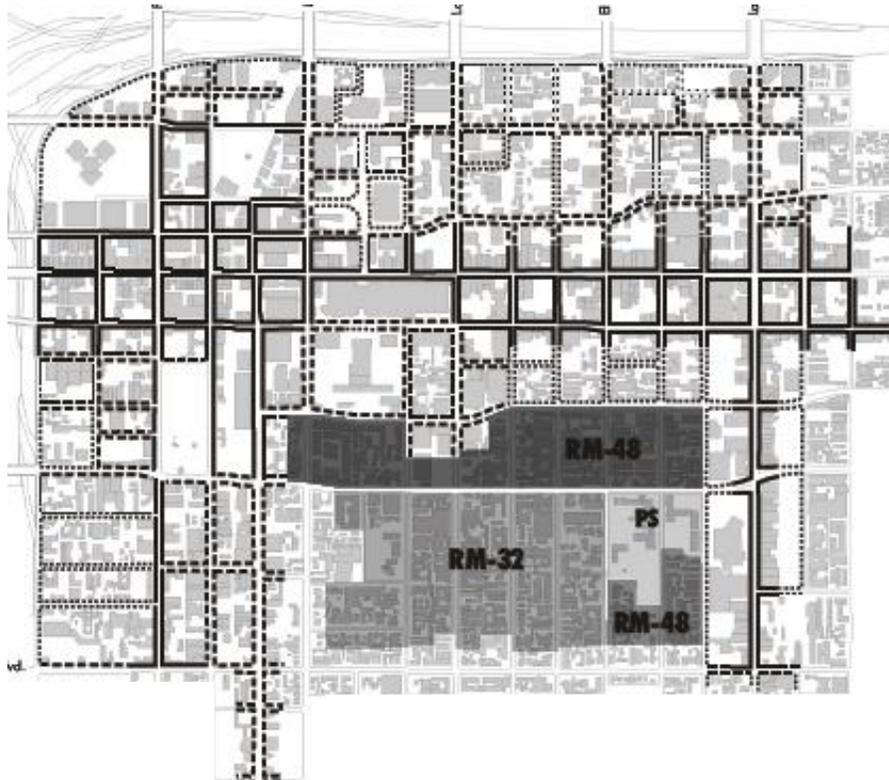
*Residential dwelling units shall be set back at least 5 ft. on the ground floor



Development Standards: Sidewalks + Setbacks



Development Standards: Setback Changes



Street Setbacks

- 0 ft. (90%)
- 0 - 3 ft. (70%)
- 0 - 5 ft.* (70%)
- 3 - 5 ft.* (70%)
- 3 - 10 ft.* (70%)
- 5 - 8 ft. (70%)
- 5 - 10 ft. (70%)
- 10 - 15 ft. (70%)
- Specified by PMC

*Residential dwelling units shall be set back at least 5 ft. on the ground floor

- Setback Type 1** Non-Residential: build to property line
Residential (if permitted): setback not required; may setback up to 5' maximum
- Setback Type 2** Non-Residential: setback not required; may setback up to 5' maximum
Residential (if permitted): minimum 5' setback required; may setback up to 10' maximum
- Setback Type 3** minimum 10' setback required
- Setback Type 4** minimum 20' setback required

Update Approach

- ✓ Reinforce form-based street wall
- ✓ Additional flexibility: setback ranges and percentages
- ✓ Calibrated for minimum sidewalk widths and densities

Height, Stepbacks & Modulation

Shaping the Public Realm



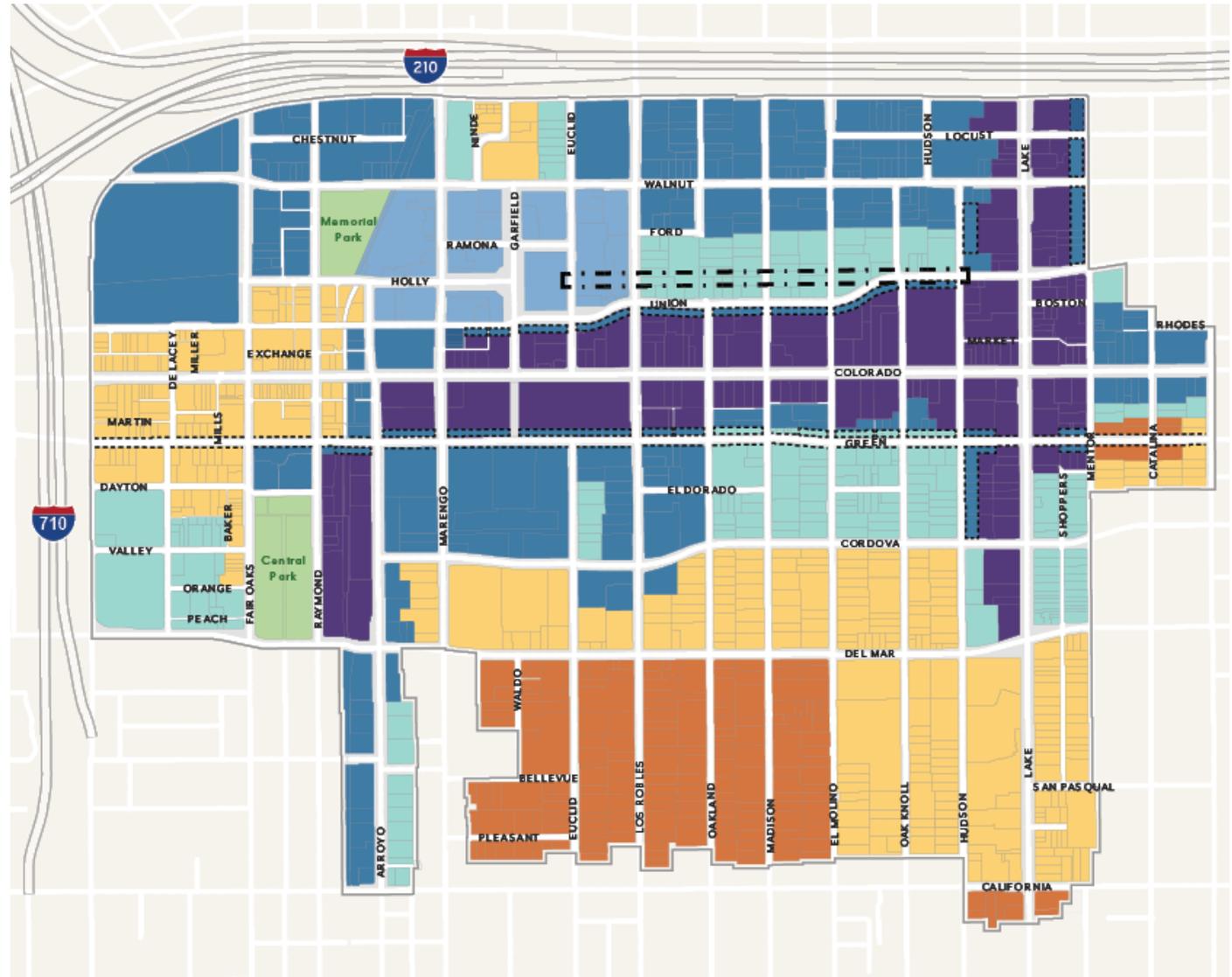
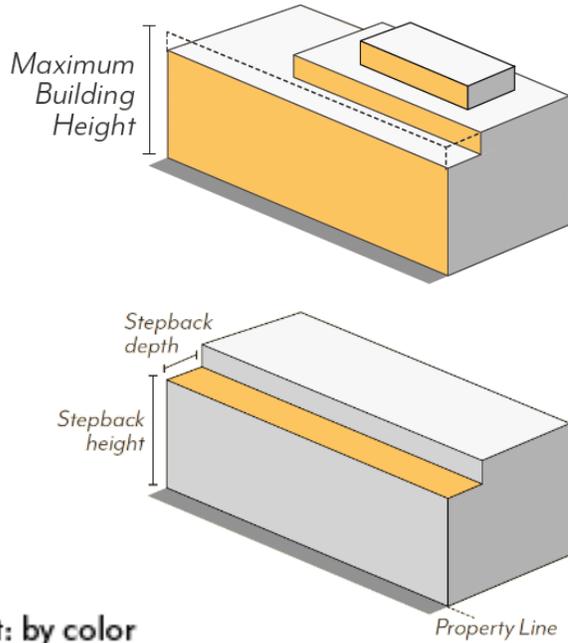
Development Standards: Updated Height & Stepbacks

Height Areas & Stepbacks

-  36 ft.
-  40 ft. (55 ft.)
-  51 ft. (66 ft.)
-  63 ft.
-  63 ft. (78 ft.)
-  75 ft. (90 ft.)

-  Stepback area
Maximum Height: by color
Depth: 50' on Green, Union;
100' on Hudson, Mentor
-  Stepback
Maximum Height: 20'
Depth: 8'

 City Hall view corridor



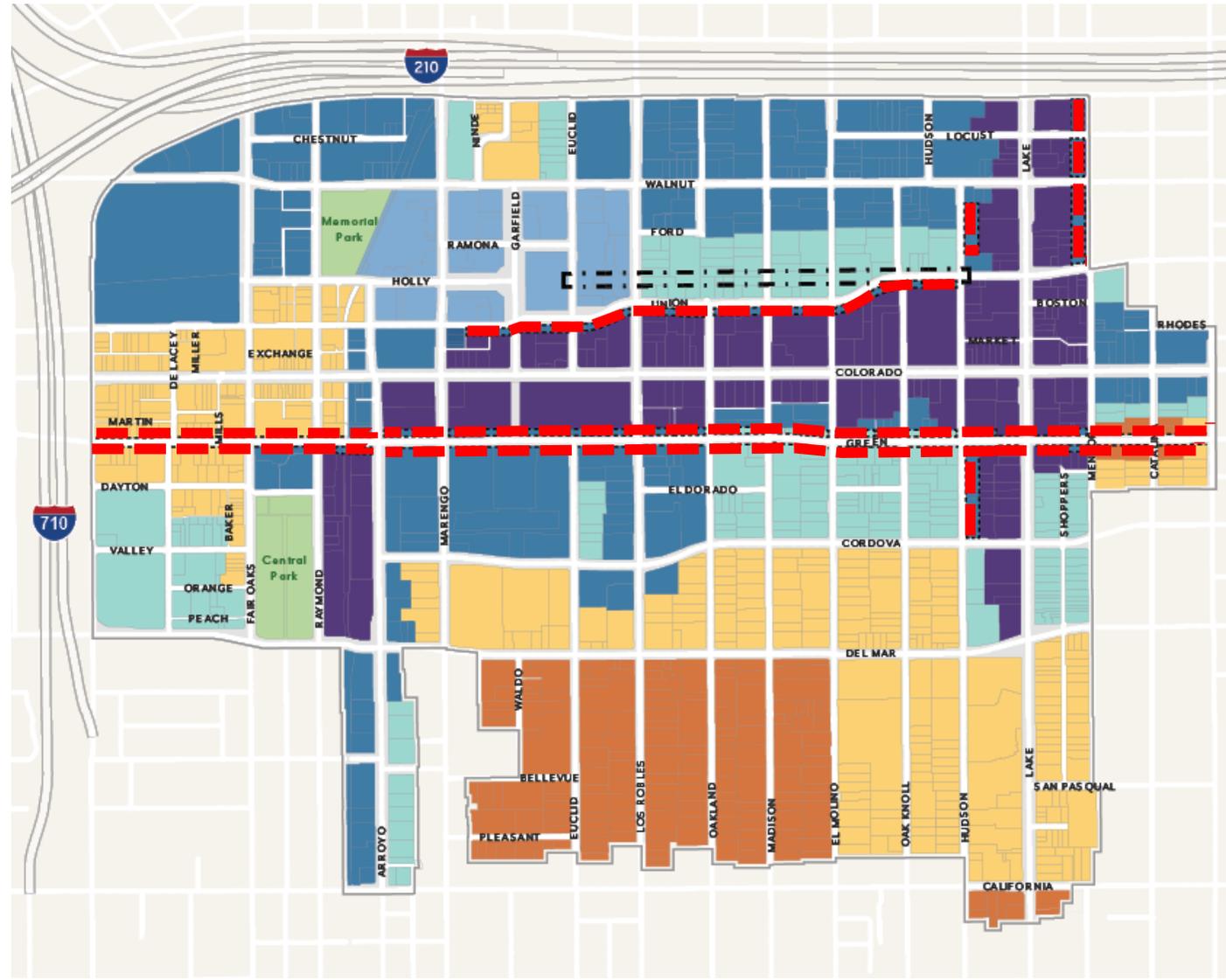
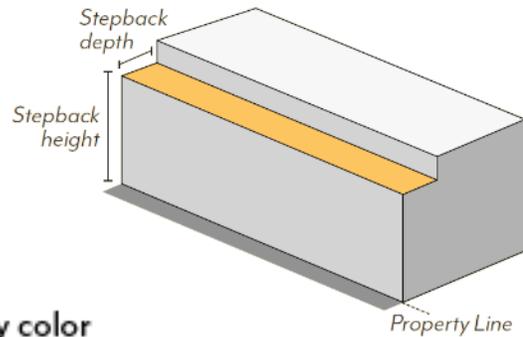
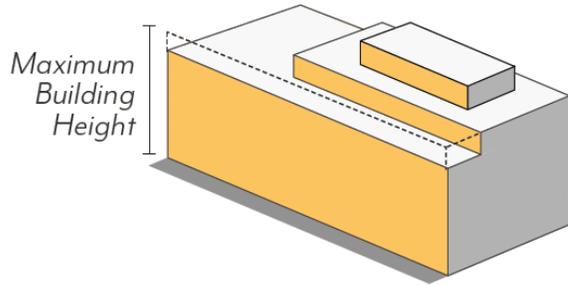
Development Standards: Updated Height & Stepbacks

Height Areas & Stepbacks

-  36 ft.
-  40 ft. (55 ft.)
-  51 ft. (66 ft.)
-  63 ft.
-  63 ft. (78 ft.)
-  75 ft. (90 ft.)

-  Stepback area
Maximum Height: by color
Depth: 50' on Green, Union;
100' on Hudson, Mentor
-  Stepback
Maximum Height: 20'
Depth: 8'

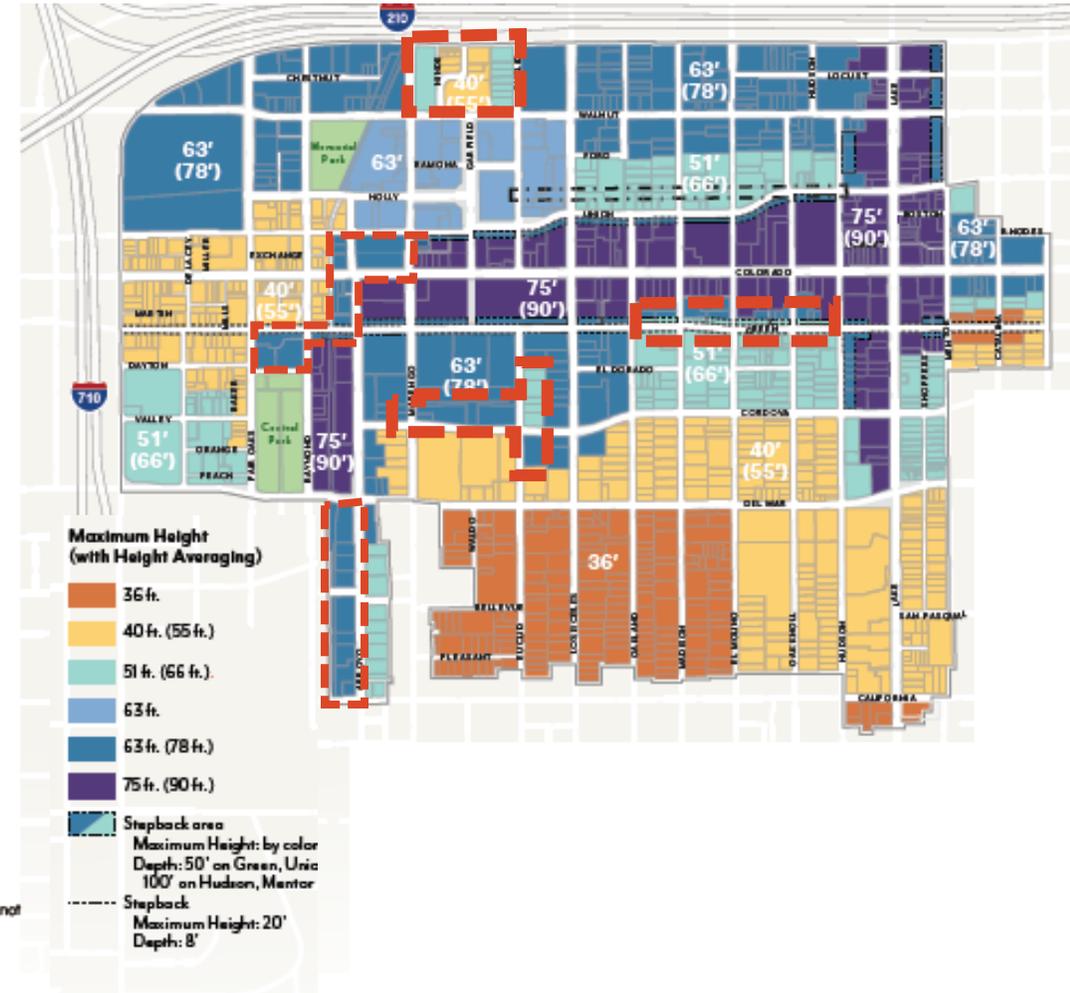
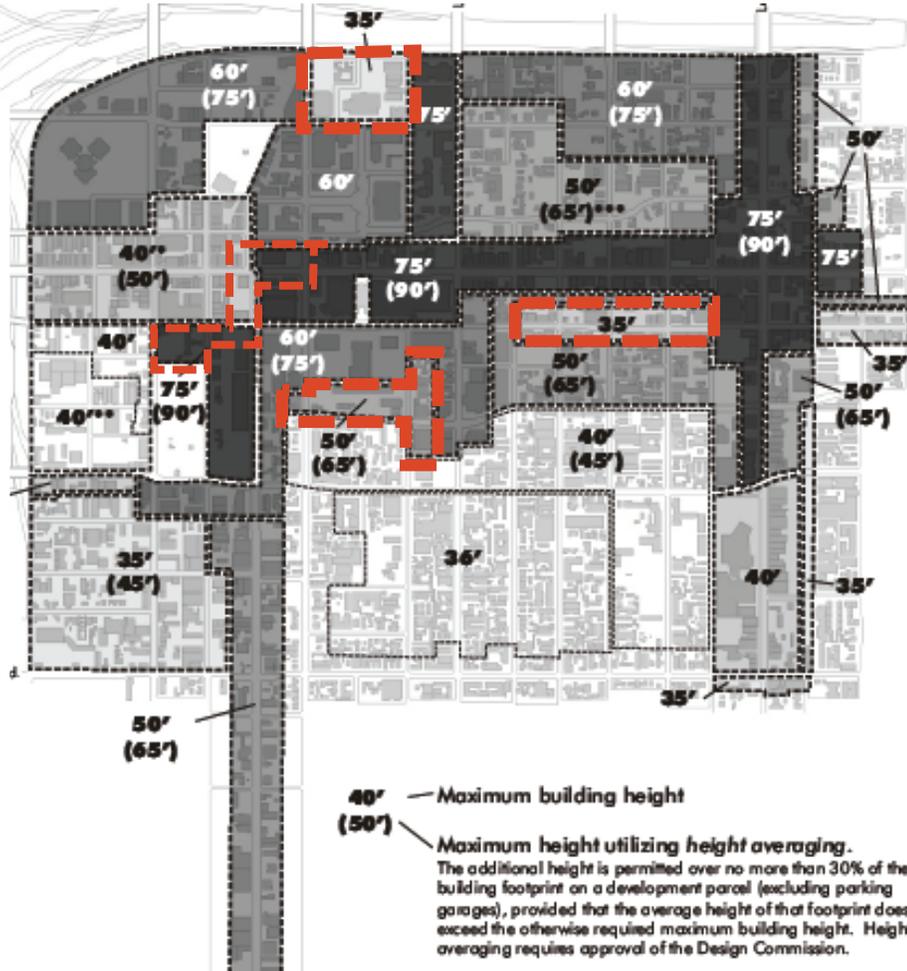
 City Hall view corridor



Development Standards: Height & Stepbacks

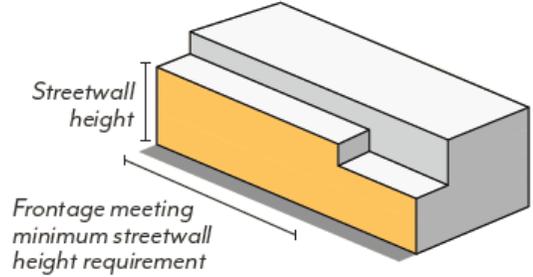
Update Approach

- ✓ Modernize heights for building practices
- ✓ Maintain height averaging
- ✓ Introduce stepbacks
- ✓ Simplify height districts where appropriate



Development Standards: Streetwall Standard

	Streetwall Height Minimum
Colorado Blvd	25'
Lake Ave (North of Cordova)	40'
Lake Ave (South of Cordova)	25'
Walnut St	25'



Buildings shall meet the minimum Streetwall height set in Table 6.2-2 for at least 70% of frontage if the overall building height is greater than the minimum

Note: Diagram used for measurement illustration purposes only.



Update Approach

- ✓ Add streetwall standard to reinforce form-based character
- ✓ Regulate streetwall by location

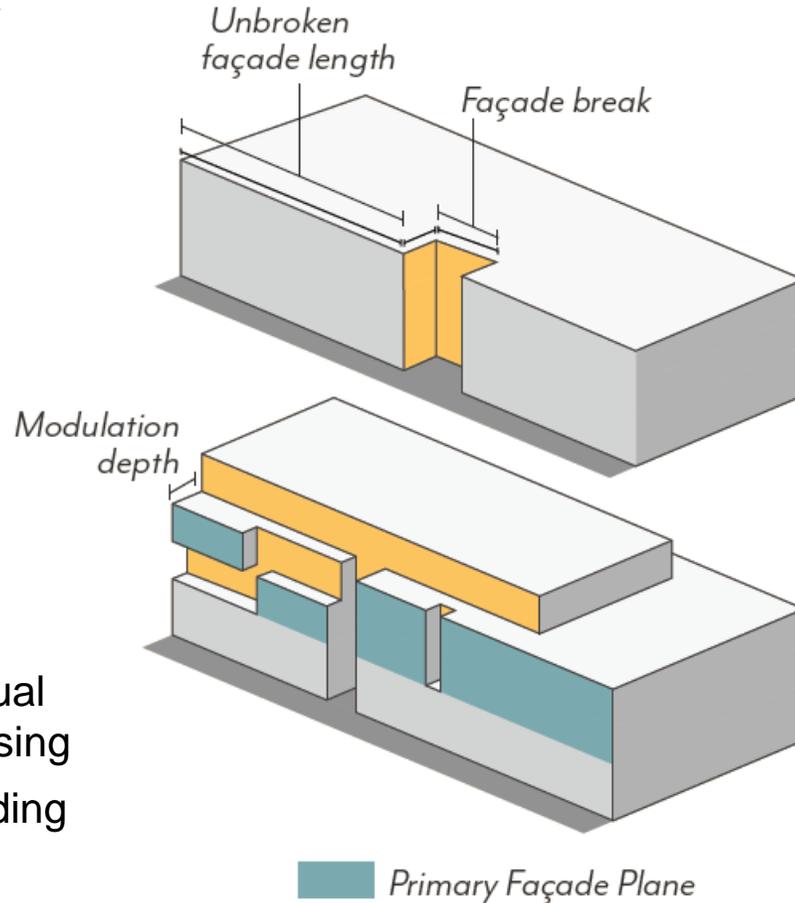
Development Standards: Modulation & Adjacency Standards

Feedback:

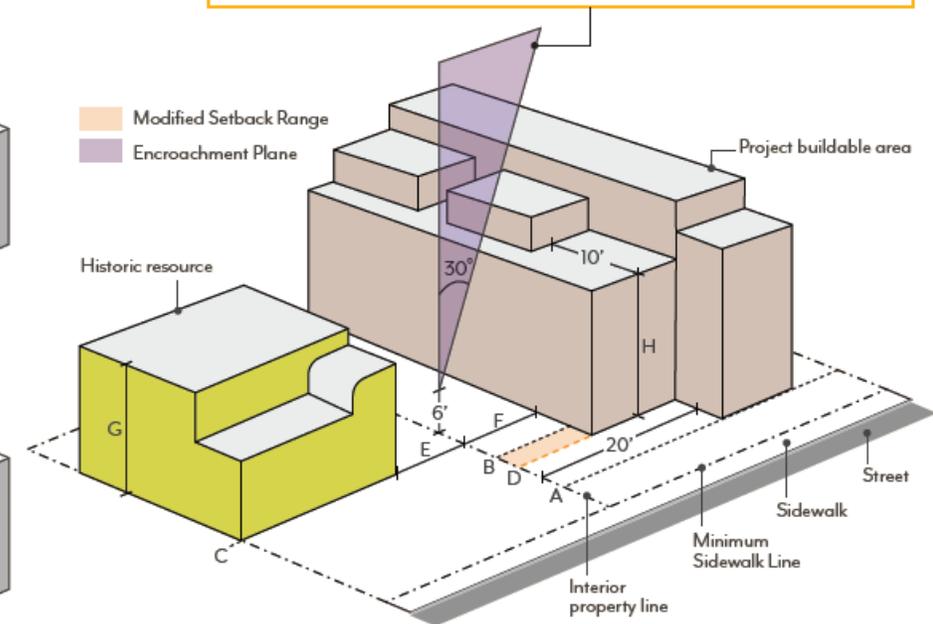
- Encourage façade variation and visual interest
- Prevent monolithic or oversized buildings
- Protect historic resources
- Protect the scale of established neighborhoods

Update Approach

- ✓ Require modulation to create visual interest and reduce building massing
- ✓ Allow design flexibility while avoiding long, flat facades
- ✓ Formalize height, setback, and scale standards for historic adjacencies



The 30 degree historic adjacency encroachment plane is an imaginary inclined plane that slopes inward and extends along the interior property line. New Projects are not allowed to build within the imaginary plane to help promote compatible building height and massing abutting designated historic resources.



Open Space Standards

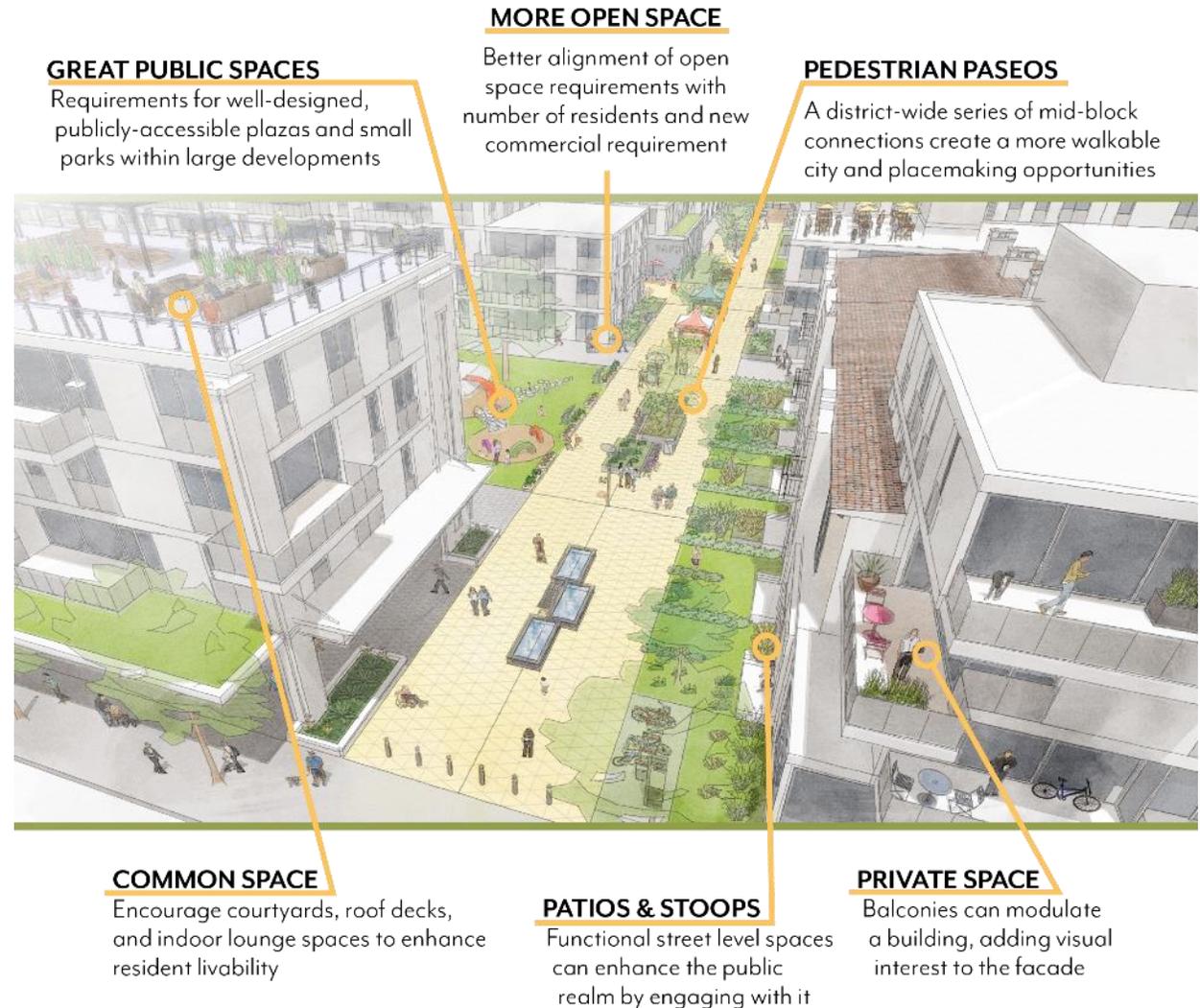
Livable Urbanism



Open Space Standards

Feedback:

- Increase public open space and expand paseo network
- Do not differentiate open space between housing and mixed-use buildings
- More access to private and common open spaces within multi-family buildings
- Support existing plans: Old Pas Streetscapes and Alley Walkways Plan, Playhouse District Streetscapes, Walkways & Alleys Plan



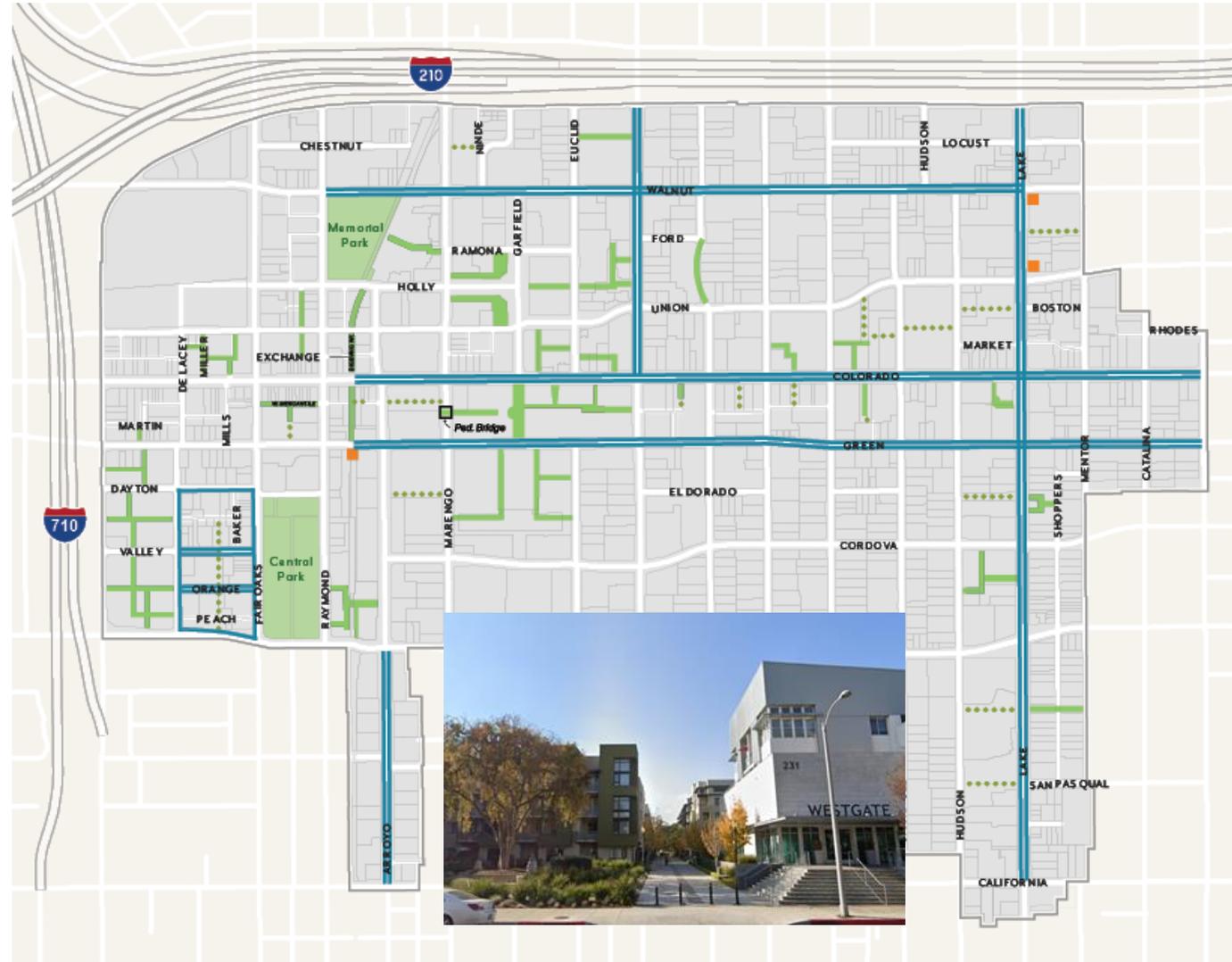
Public Open Space Standards: Updated Requirements

- Public OS requirement*
- Existing pedestrian connection
- ⋯⋯⋯ Required paseo location
- Required plaza location

*Projects fronting identified streets are subject to public open space requirements

	<80k	80k-119k	120k-159k	160k-199k	≥200k
Projects within 750 feet of a rail station platform*	None	4% GFA	4% GFA	5% GFA	6% GFA
Projects outside 750 feet of a rail station platform	None	2% GFA	3% GFA	4% GFA	5% GFA

*Projects within 750 feet of a rail station platform are entitled to parking reductions per section 6.5.2.

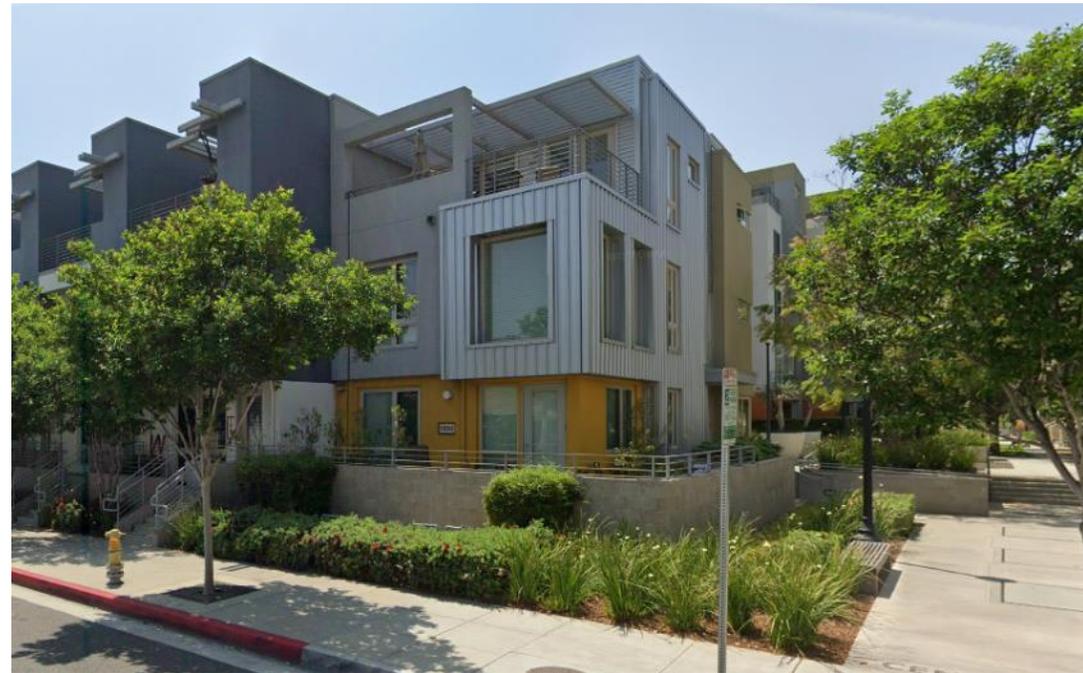


Common & Private Open Space Standards: Updated Requirements

Update Approach

- ✓ Residential open space based on number of bedrooms, not units
- ✓ Create objective design standards for functional open space design
- ✓ Require different types of spaces
 - **Up to 40% Private:** balconies, patios
 - **At least 60% Common:** courtyards, pools, lounges, gyms

	Studio	1-BR	2-BR	3+ BR
Current	150			
Proposed	200	225	250	275



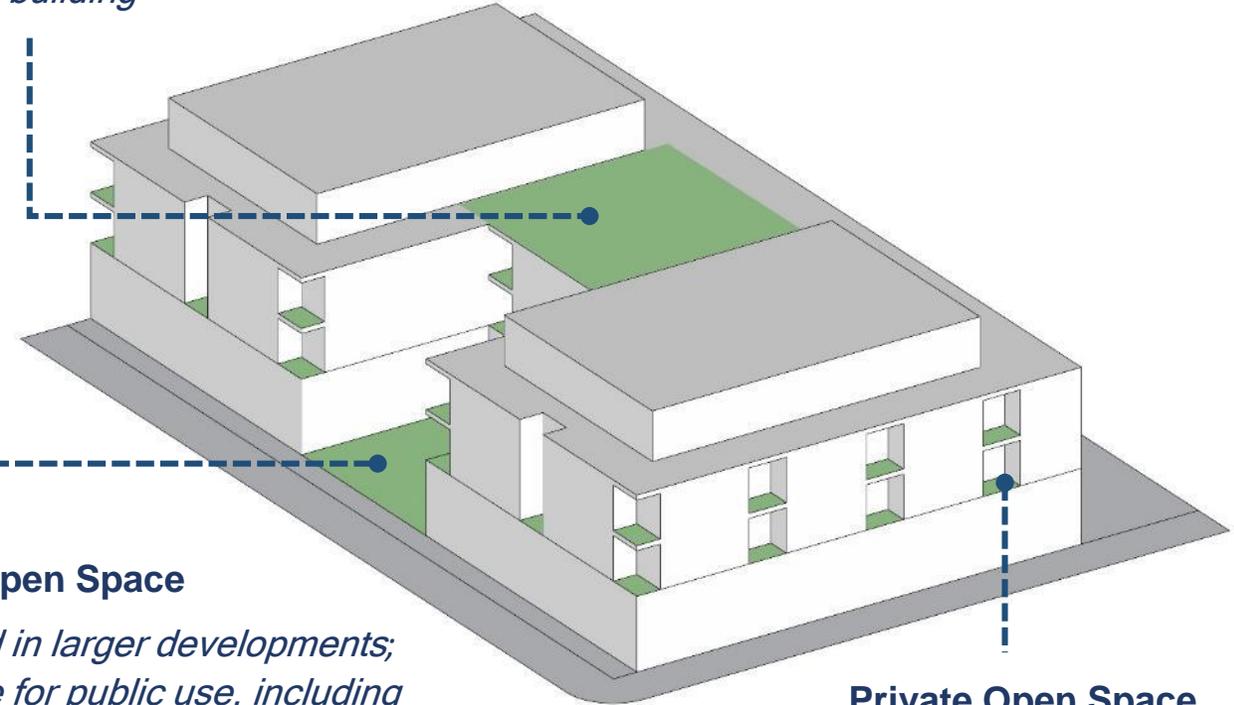
Open Space Standards: Updated Approach

Update Approach

- ✓ Equate the number of residents in a building with the amount of open space
- ✓ Require public open space in large development
- ✓ Add design requirements for common and public open spaces
- ✓ Add commercial open space requirement
- ✓ Use the open space requirements to encourage creative building design and reduce building massing
- ✓ Increase the open space requirements overall

Common Open Space

Shared among residents & tenants within a building



Public Open Space

Required in larger developments; Available for public use, including amenities such as seating, landscaping, fountains and public art

Private Open Space

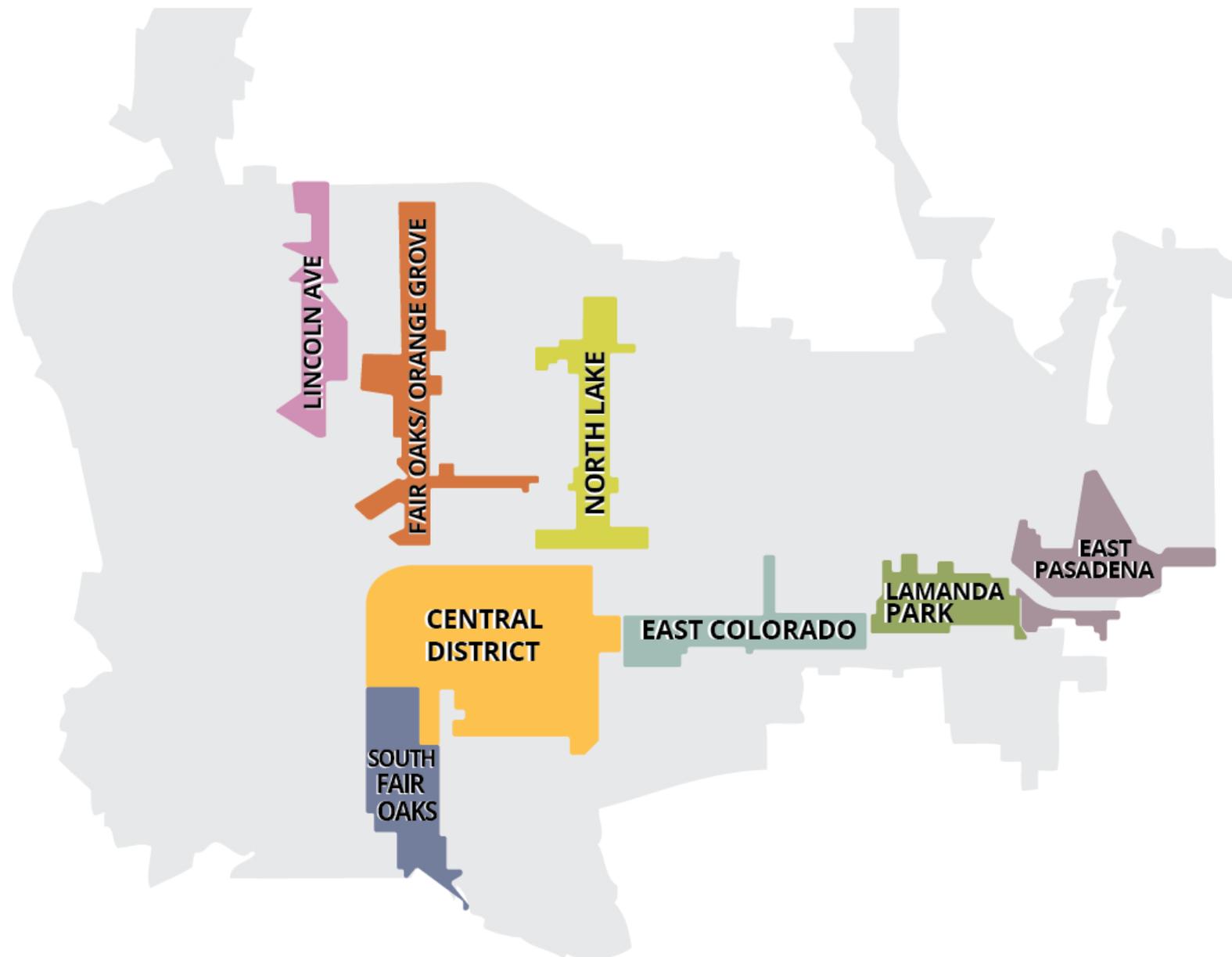
Only accessible to private units

THANK YOU

ourpasadena.org
info@ourpasadena.org



Specific Plans



General Plan Vision for Central District

Vibrant Downtown

A mix of uses, walkable areas with shopping, entertainment, restaurants, offices and housing connected by multiple modes of transit



Economic Vitality

Support for existing businesses and opportunities for new commercial development in underutilized areas with higher development capacity



Distinct yet Connected Neighborhoods

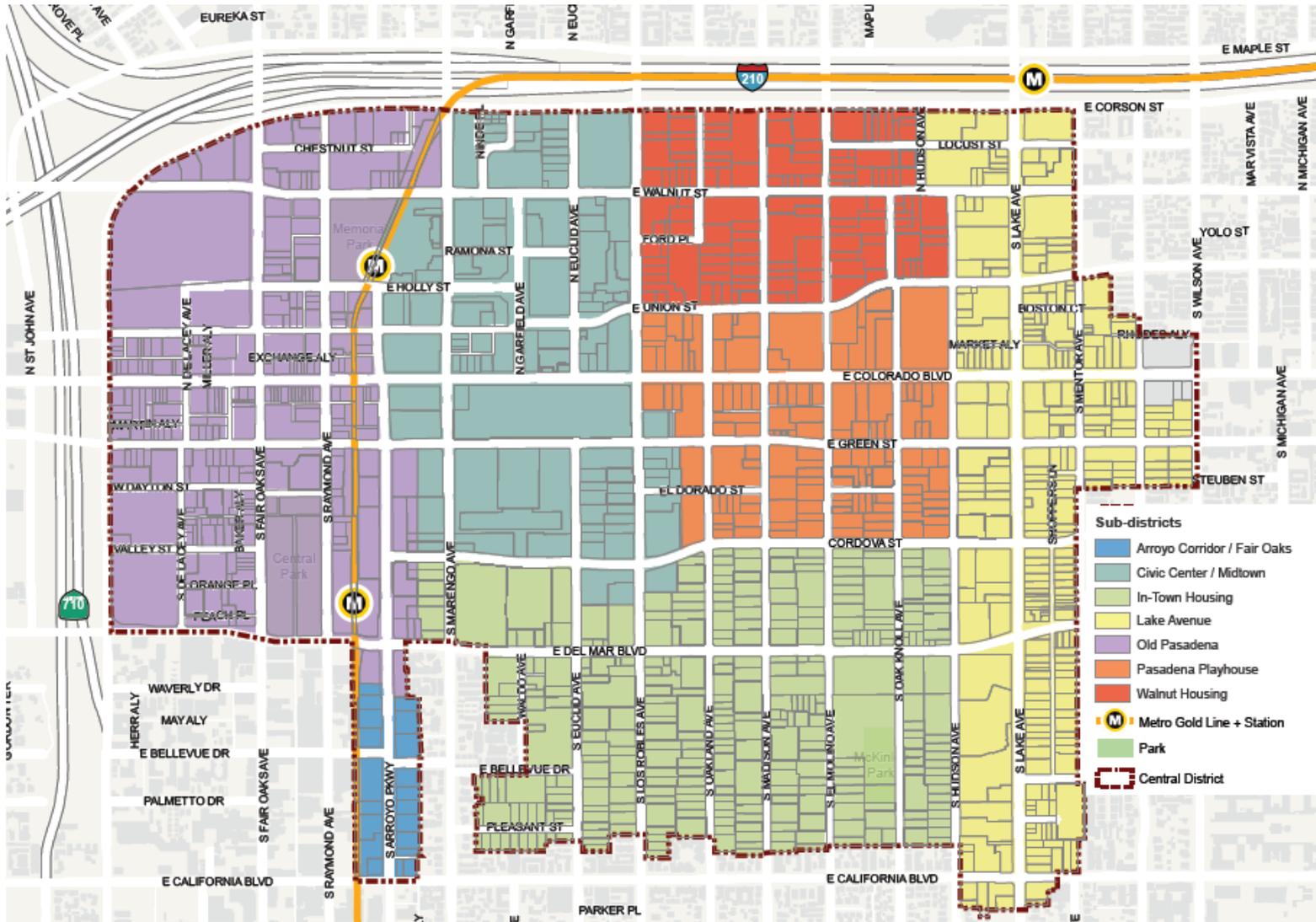
A unifying network of pedestrian amenities and public areas between neighborhoods with distinct design and identity.



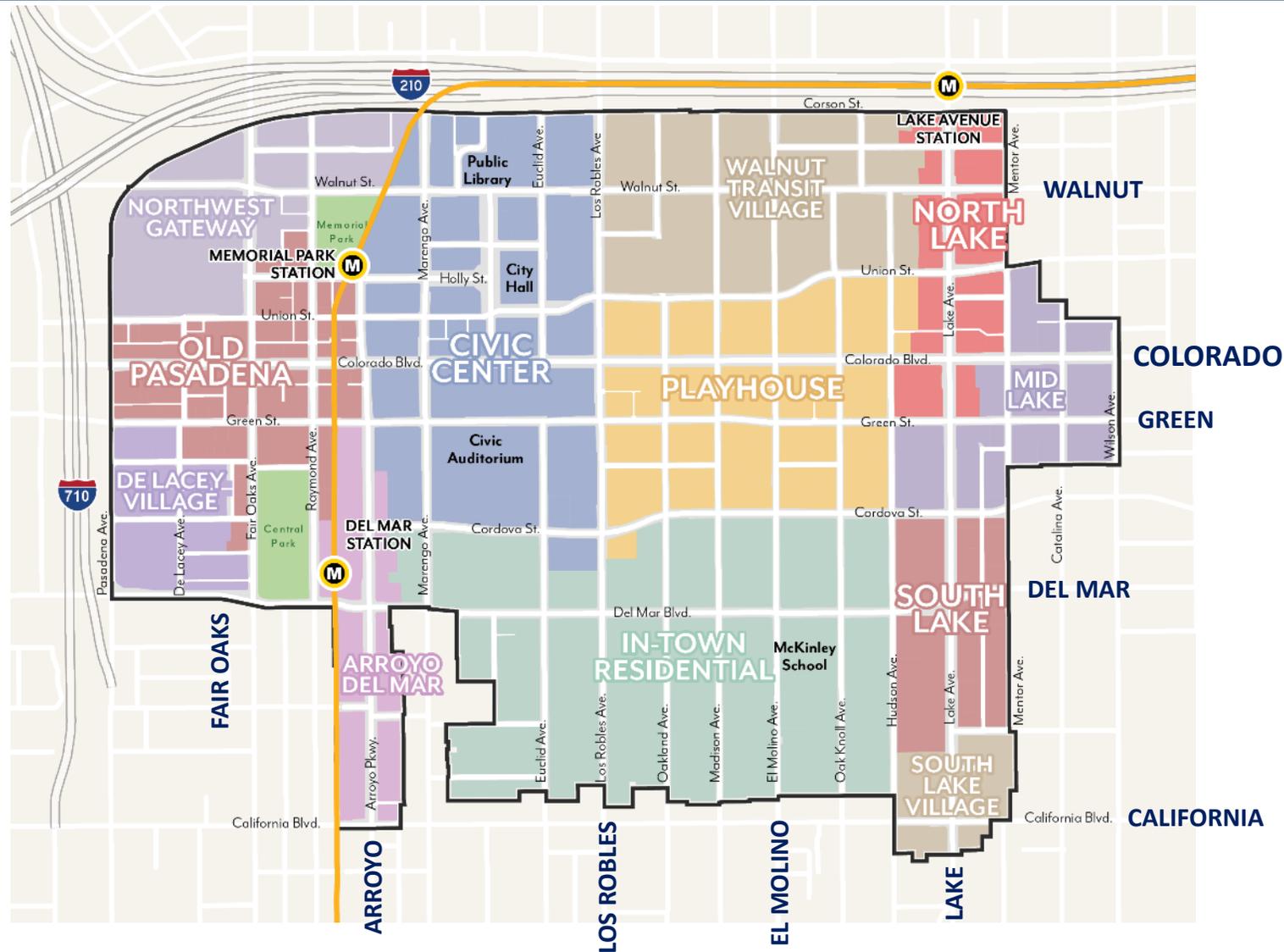
SUBAREAS



Central District Sub-Areas: Existing



Central District Sub-Areas: Updated



Central District Sub-Areas: Updates

Northwest Gateway

- Expanded sidewalks
- Active ground floor design
- Required OS locations
- PD for Parsons site

Old Pasadena

- Expanded ground floor uses
- Active ground floor design
- Required setbacks (20')

De Lacey Village

- Alignment with existing mixed-use neighborhood
- Density & FAR per GP
- Expanded sidewalks



Central District Sub-Areas: Updates

Walnut Transit Village

- Update for existing residential neighborhoods
- Expanded sidewalks
- Walnut: Ground floor design with flexible uses

Playhouse

- Public Open Space requirement
- Activity-node focused ground floor uses
- Green Street stepbacks

In-Town Residential

- Edge conditions
- Expanded 12' sidewalks



Neighborhood Landmarks

- 1 Pasadena Playhouse Landmark Building
- 2 Ford Place National Register Historic District

COMMUNITY OUTREACH



Outreach Snapshot

- Initial Online Survey
- Round 1 Workshop
- Round 1 Workshop
Online Survey
- Round 2 Workshop
- Youth Summit
- Round 3 Virtual Open
House & Webinar



Round 3 Virtual Open House



- 360-degree virtual room with interactive boards, draft plan, presentation and survey
- Live webinar held December 2, 2020

What We Heard

- Support for **more housing for people around the Del Mar, Memorial Park, and Lake transit stations**
- Support for **affordable housing** for families, singles, and seniors
- Desire to **protect existing historic resources**, and iconic viewsheds
- Desire to **protect and add to tree canopy**



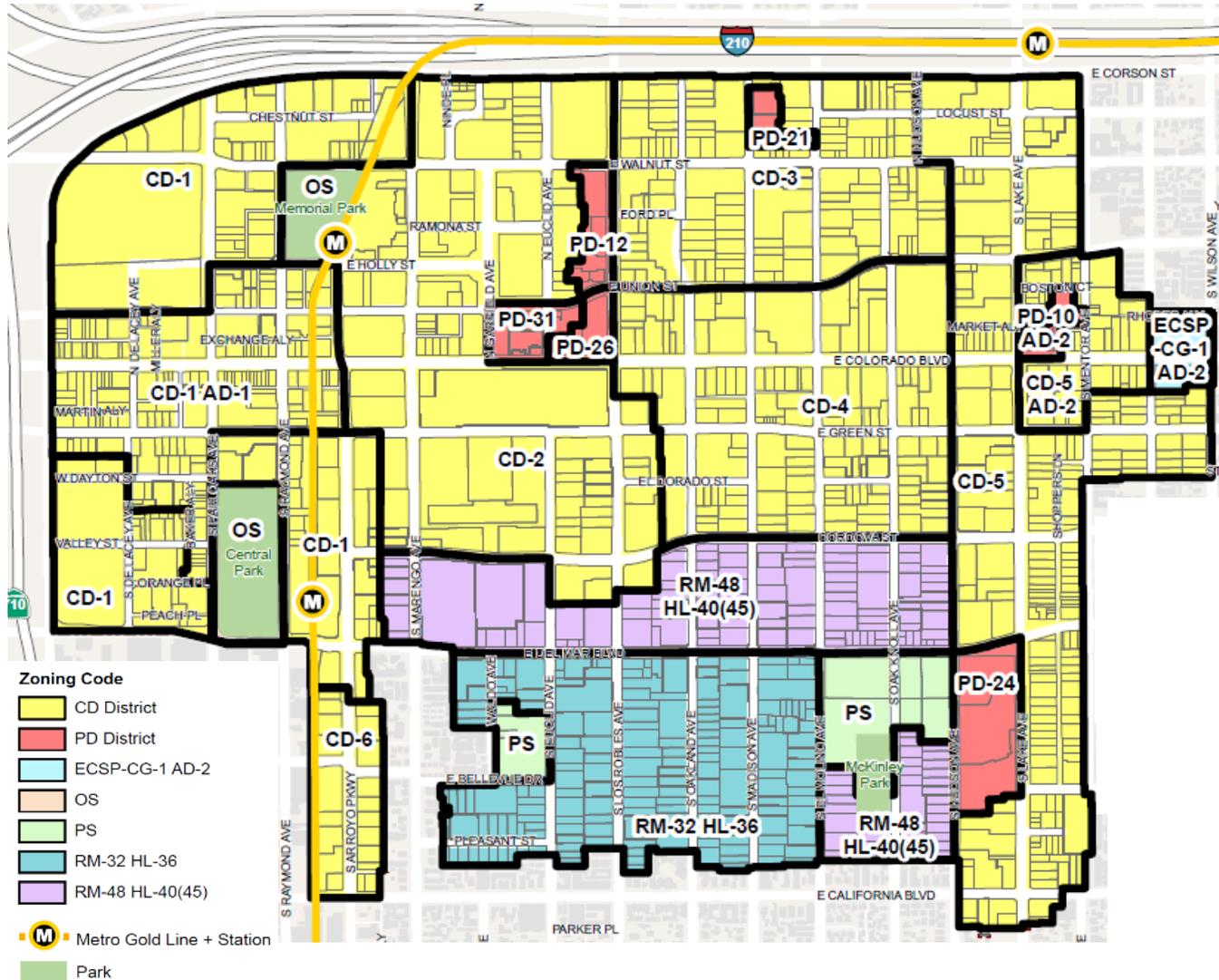
- Support for **wider sidewalks and more sustainable landscaping**
- Desire to **maintain existing density** in residential areas south of Cordova
- Support for **implementation of paseos and more significant open spaces** with various features and amenities

Zoning

How Uses are Regulated



Land Use Standards: Existing Zoning



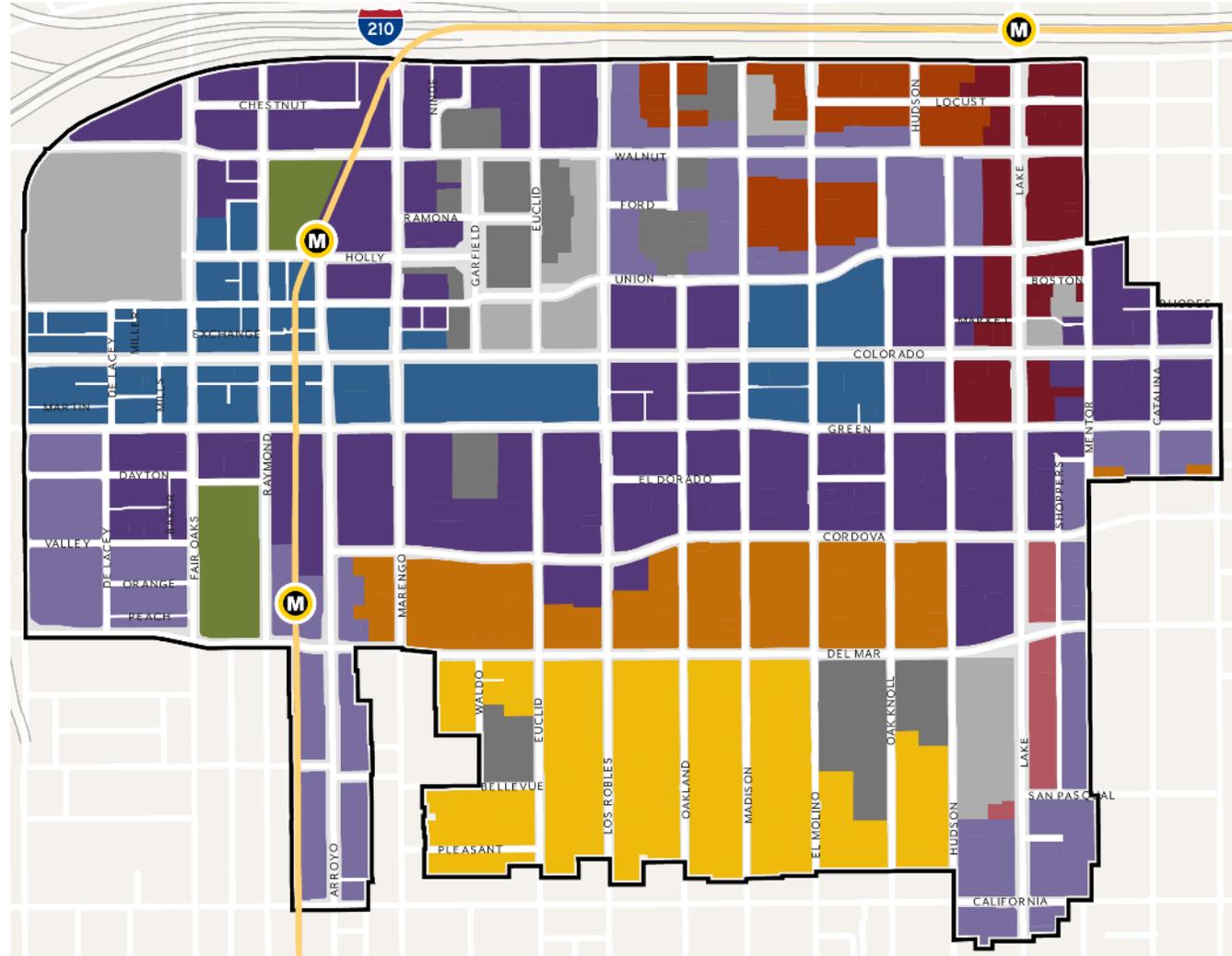
Feedback:

- Reflect GP vision
- Preserve long-term economic centers (employment, regional)
- Enable economic adaptability
- Use compatibility

Land Use Standards: Updated Zoning

Updated Zones

- CD-MC (Mixed Core)
- CD-MG (Mixed General)
- CD-MN (Mixed Neighborhood)
- CD-CC (Commercial Core)
- CD-CG (Commercial General)
- CD-RM-87 (Urban Housing)
- RM-48 (City of Gardens)
- RM-32 (City of Gardens)
- OS
- PS
- PD



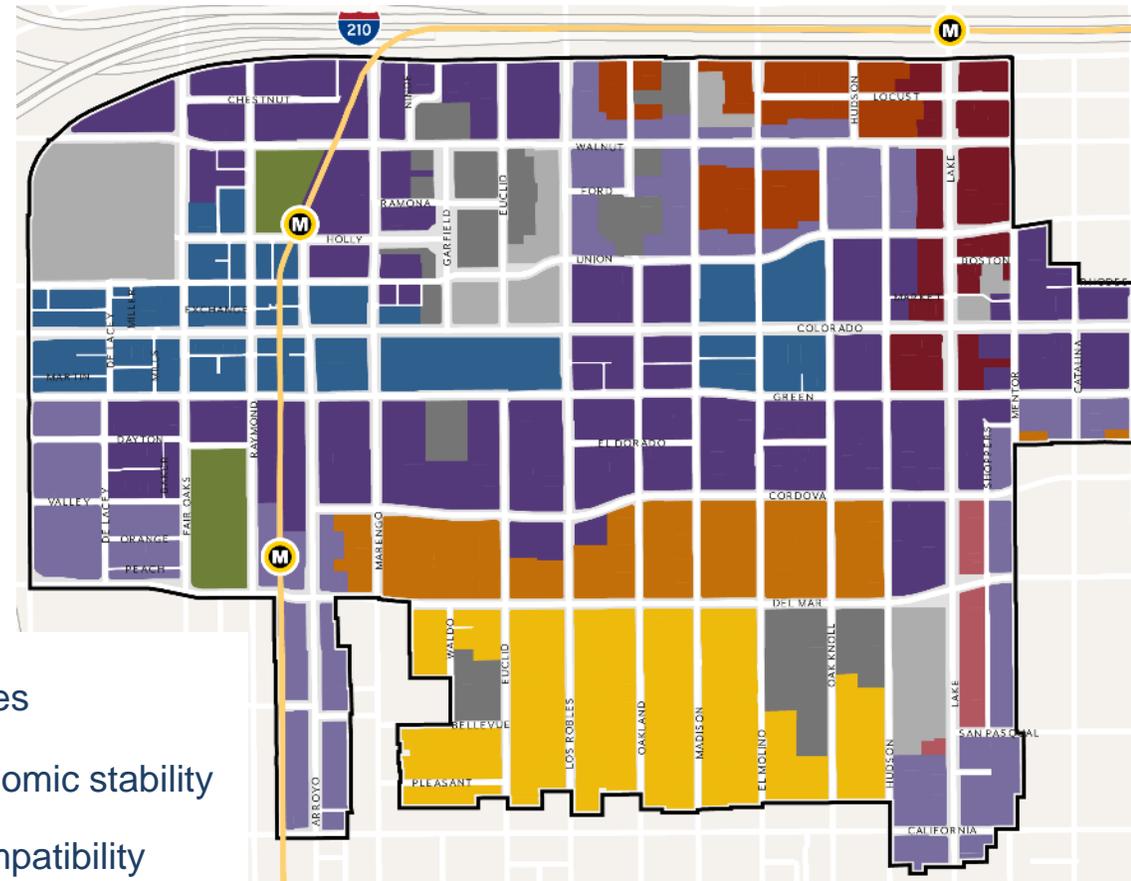
Zoning districts regulate allowed uses

Land Use Standards: Updated Zoning

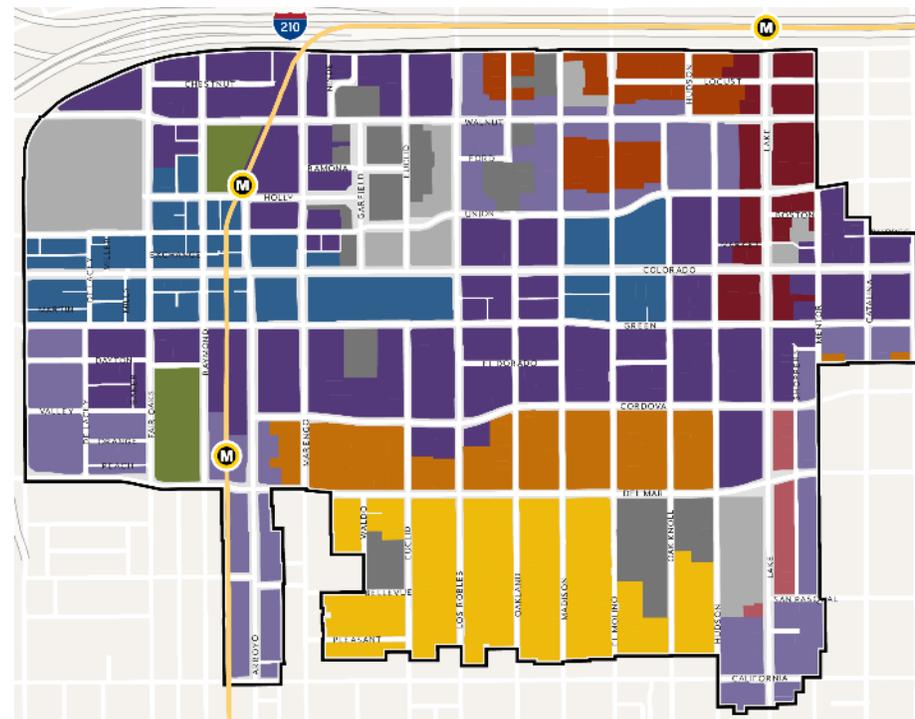
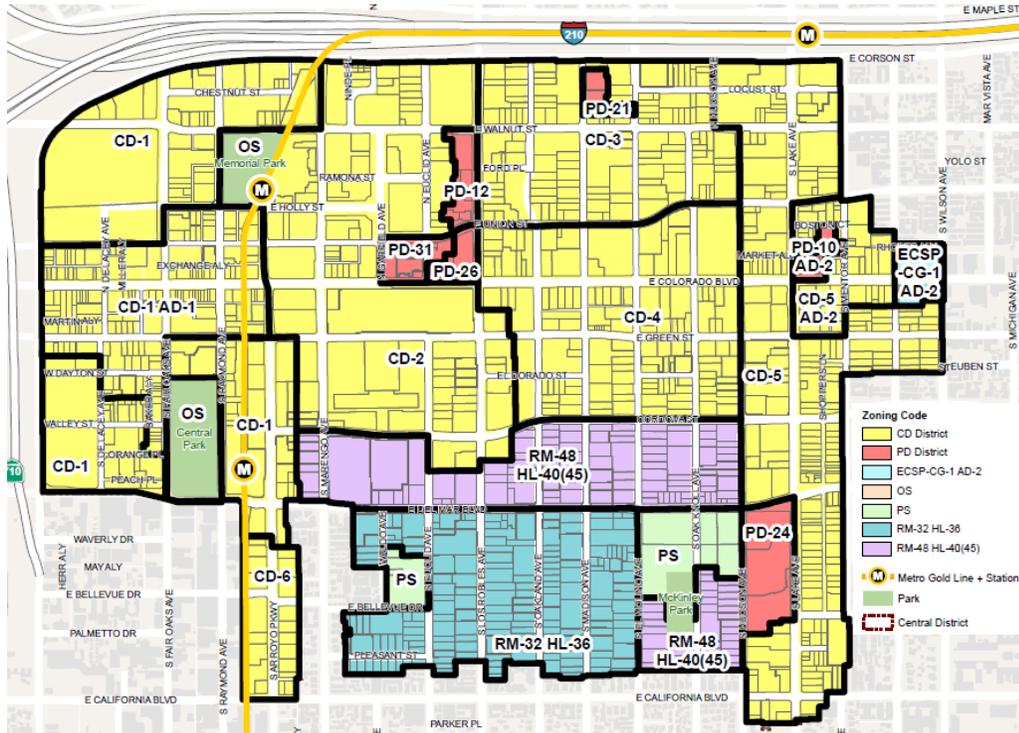
Update Approach

Zoning districts regulate allowed uses

- | | | |
|---|----------------------------|--|
|  | CD-MC (Mixed Core) | ➤ Commercial tailored to "downtown" uses |
|  | CD-MG (Mixed General) | ➤ Maximum flexibility for mixed use economic stability |
|  | CD-MN (Mixed Neighborhood) | ➤ Flexibility for mixed use residential compatibility |
|  | CD-CC (Commercial Core) | ➤ Commercial aligned with Mixed Core |
|  | CD-CG (Commercial General) | ➤ Commercial aligned with Mixed General |



Land Use Standards: Zoning Changes

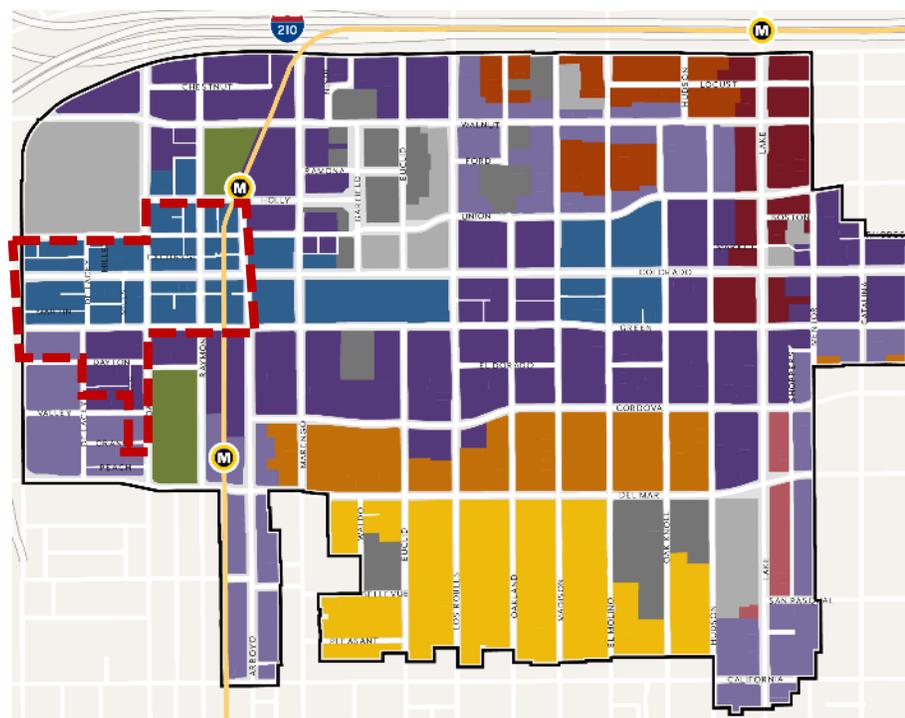
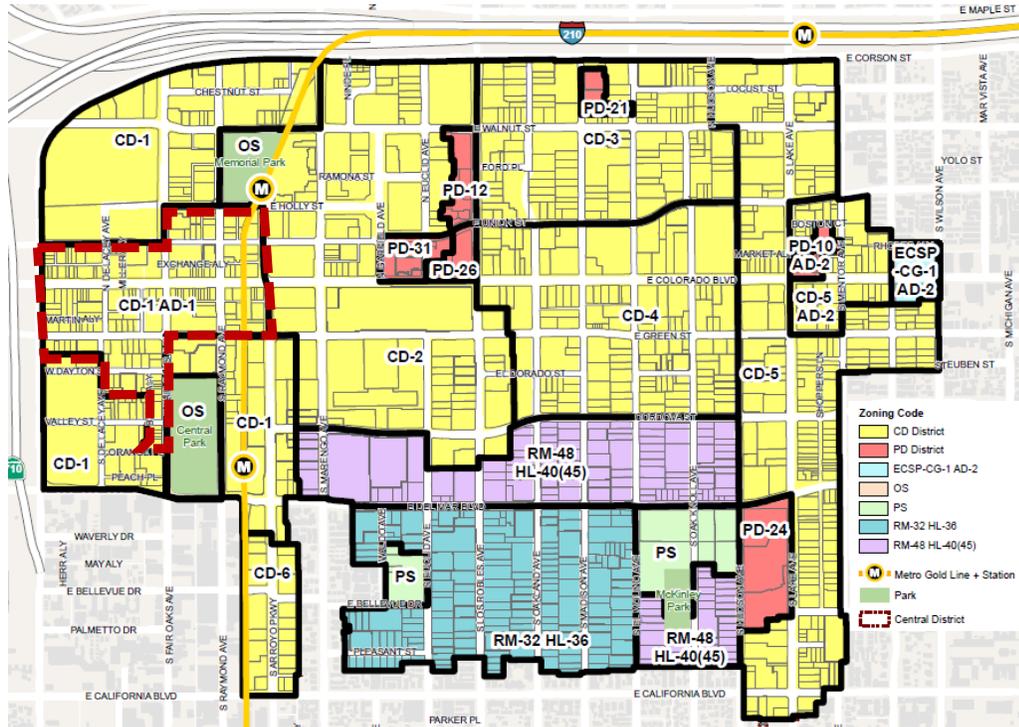


- CD-MC (Mixed Core)
- CD-MG (Mixed General)
- CD-MN (Mixed Neighborhood)
- CD-CC (Commercial Core)
- CD-CG (Commercial General)
- CD-RM-87 (Urban Housing)
- RM-48 (City of Gardens)
- RM-32 (City of Gardens)
- OS
- PS
- PD

Update Approach

- ✓ Maintaining same number of CD zones (8)
- ✓ Expanded allowed ground floor uses
- ✓ Adjustments to boundaries and permitted uses
- ✓ Support mobility/transit access
- ✓ Allow neighborhood services
- ✓ Use appropriate to the desired form and character

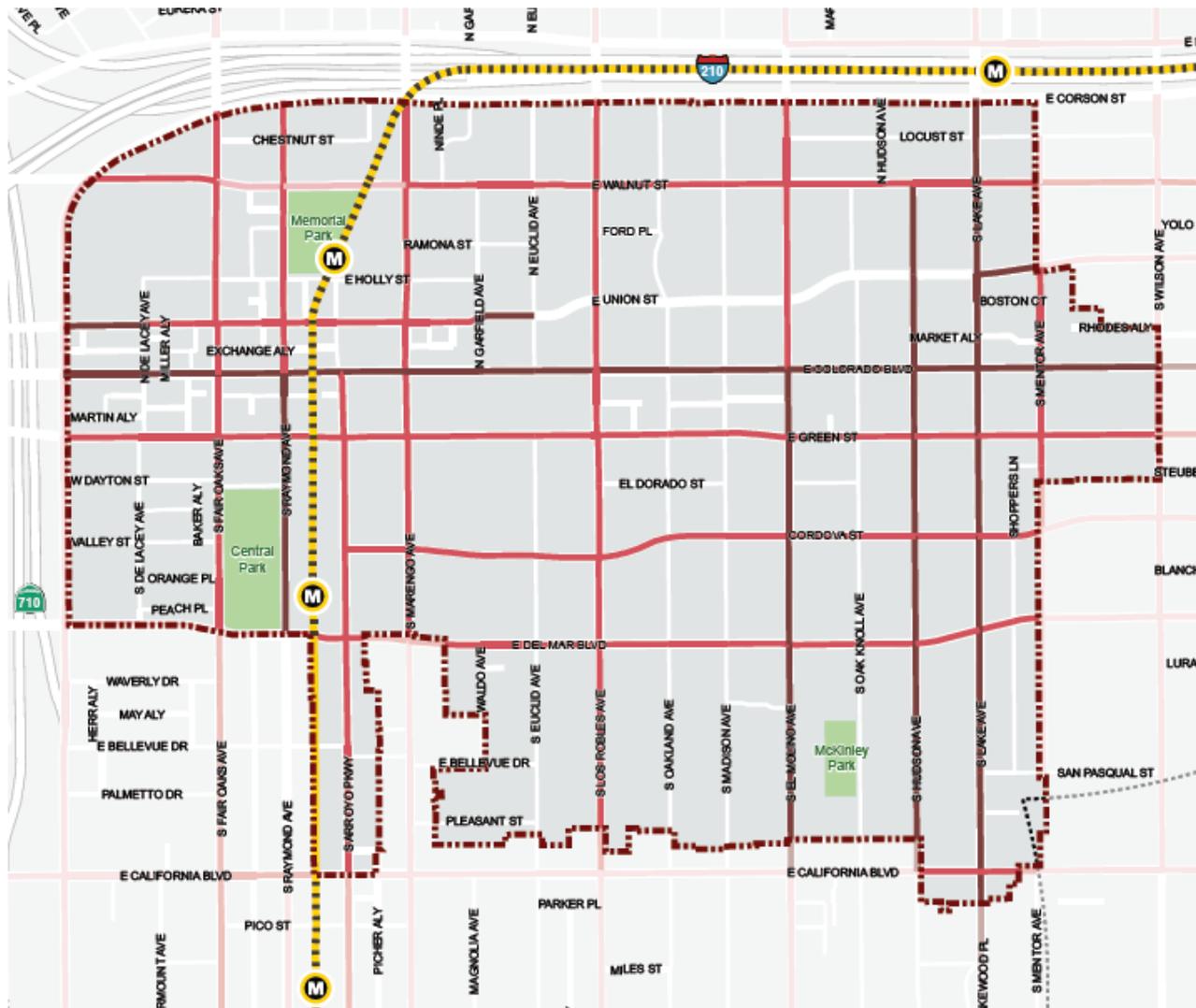
Land Use Standards: Zoning Changes



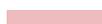
Update Approach

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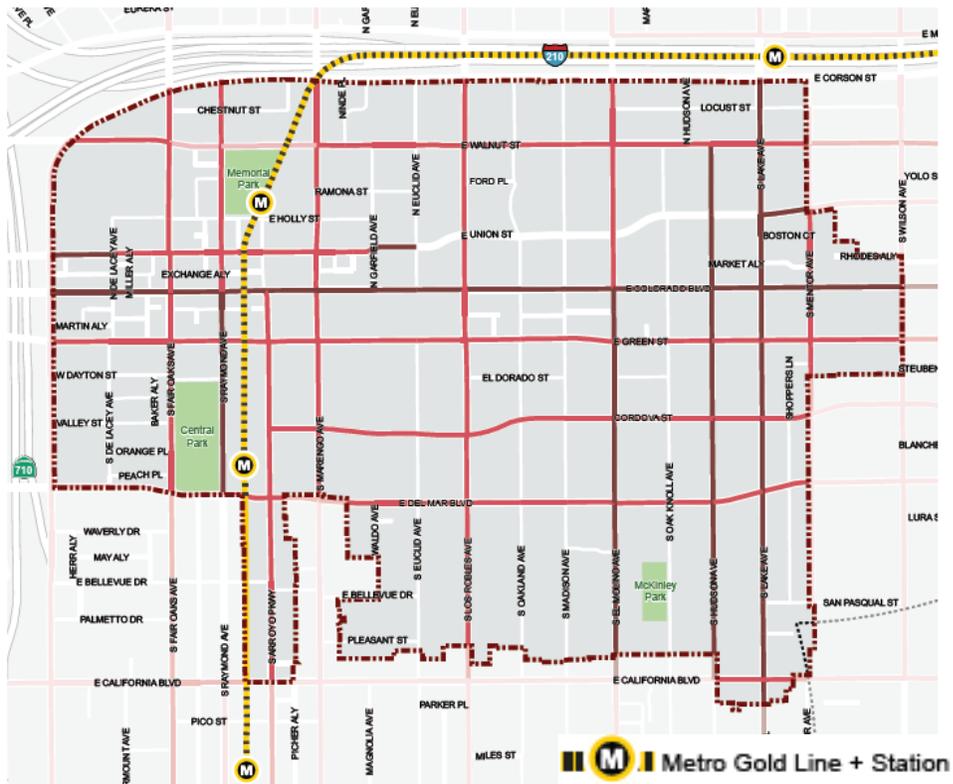
Public Realm Standards: Existing Sidewalk Widths



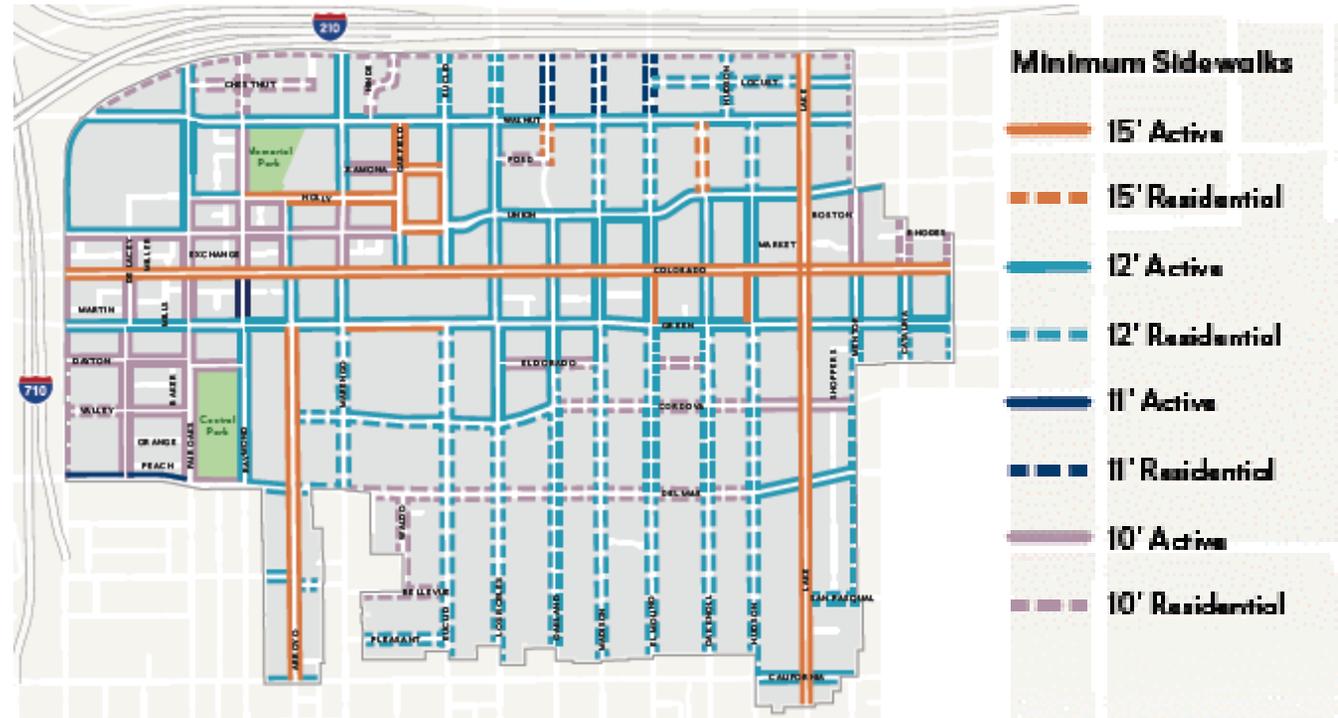
Note: Partial data on sidewalk width available only for major streets

-  Metro Gold Line + Station
-  Sidewalks 4ft - 7ft
-  Sidewalks 8ft - 11ft
-  Sidewalks 12ft - 15ft

Public Realm Standards: Existing Sidewalk Widths



Note: Partial data on sidewalk width available only for major streets



Update Approach

- ✓ Reinforce or improve sidewalk widths
- ✓ Range of conditions: 15' / 12' / 11' / 10'
- ✓ Private property increases sidewalk width
- ✓ Location specific, neighborhood appropriate

NEXT STEPS



Next Steps for Central District



NEXT STEPS:

- Incorporate feedback to prepare proposed Specific Plan
- Present to Planning Commission in 2021 for review and recommendation to City Council