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

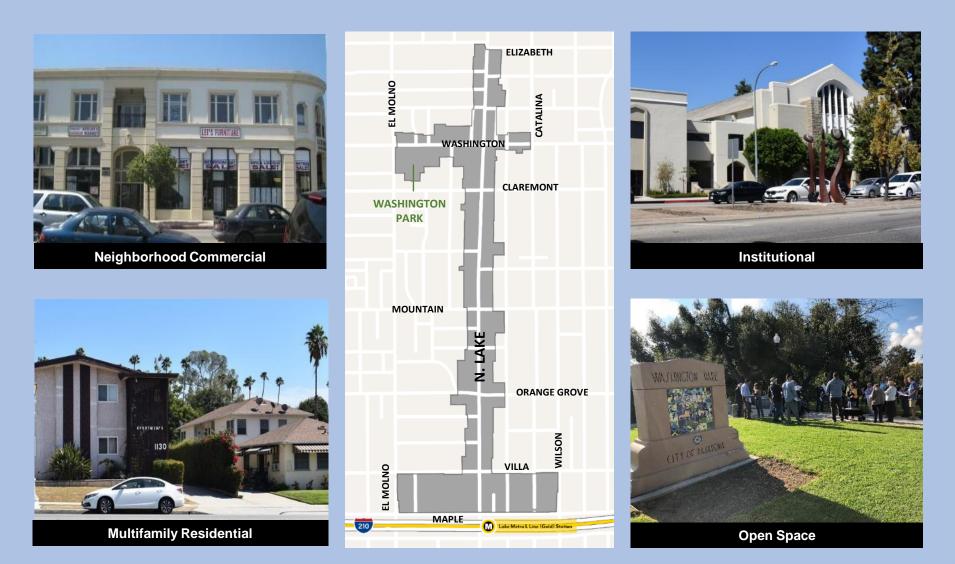




NORTH LAKE Plan Area + General Plan Vision



North Lake Specific Plan Area



OUR PASADENA

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



Round 2 Workshop



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





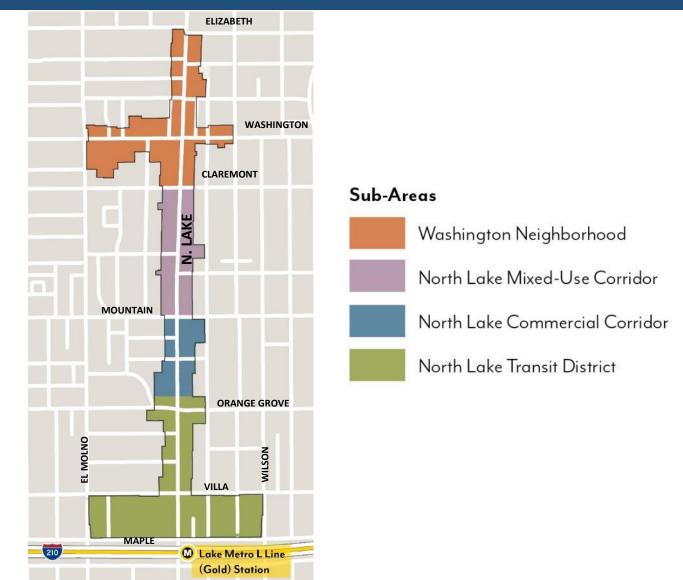
- Support for safety improvements in the pedestrian environment
- Support for more attractive and active ground floors
- Support for sensitive transitions to adjacent neighborhoods such as Bungalow Heaven and Washington Square



NORTH LAKE Subareas + Concepts

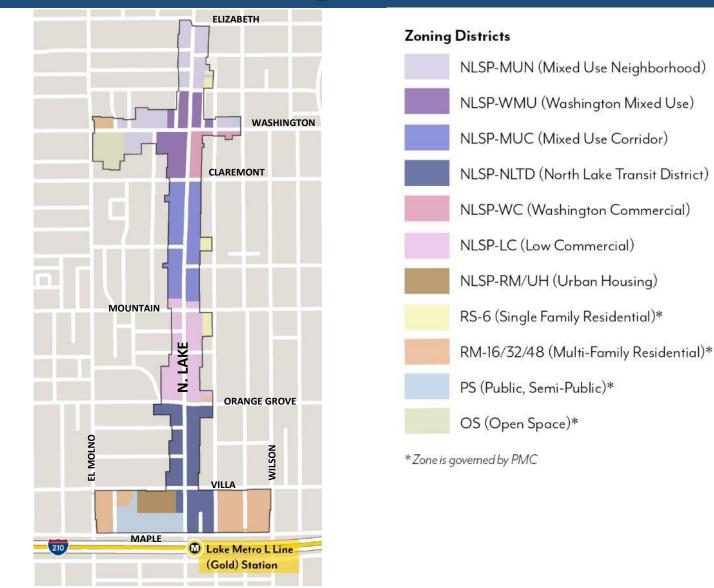


North Lake Specific Plan Sub-Areas





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

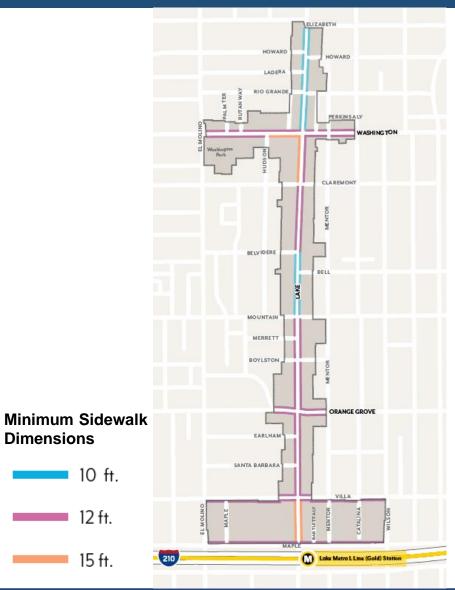


North Lake Specific Plan Public Realm

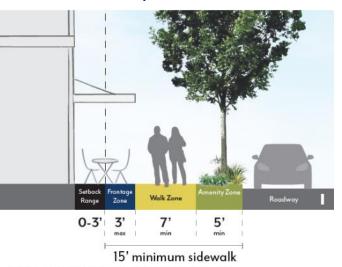




North Lake Specific Plan Sidewalks



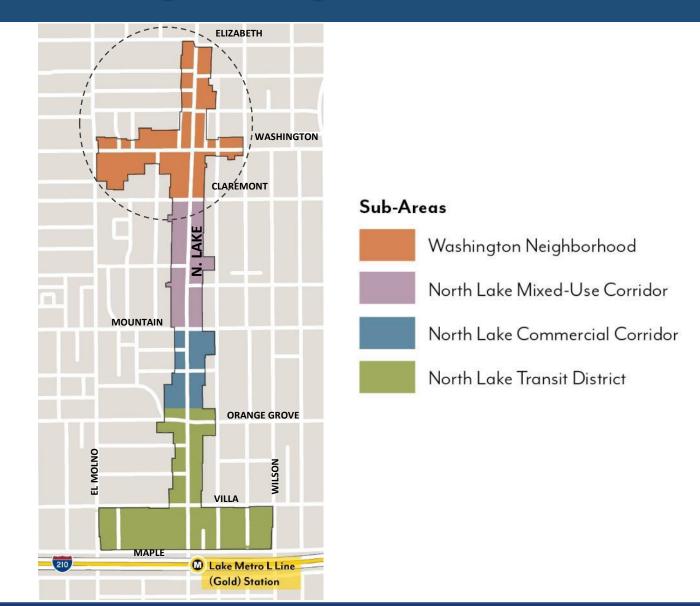
Sidewalk Examples:



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



Washington Neighborhood Sub-Area





Washington Neighborhood Today











Washington Neighborhood Concept

IMPROVED NORTHERN GATEWAY

Plazas and active uses that reinforce

Washington/Lake and creates a sense

the long-standing importance of

of place

MIXED-USE HUB

and intensity mixed-

district with a variety

use neighborhood

of commercial and

residential uses

Low- to medium-density

SENSITIVE TRANSITIONS

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

COMMERCIAL CLUSTER

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

Landmark Districts

- Historic Highlands
- **Bungalow Heaven**
- Washington Square

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



Crown Hotel Historic Sign

Washington Theater Building

Santa Catalina Library



PUTTING THE PLAN IN MOTION

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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





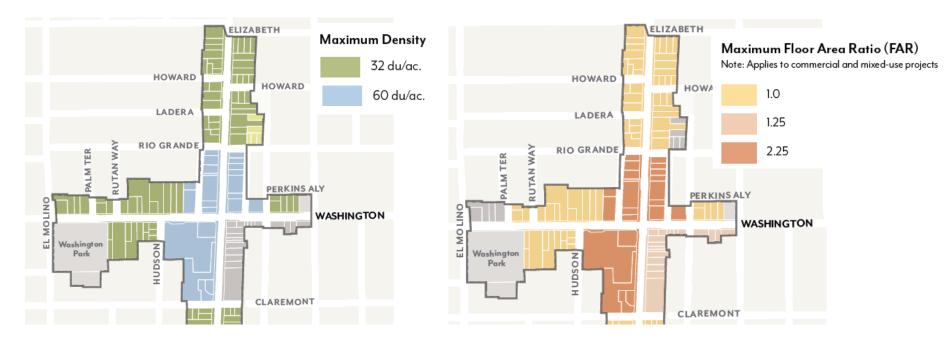


Zoning Districts





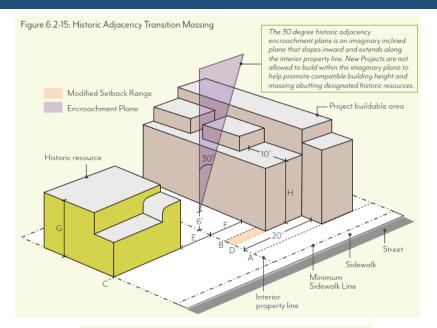
Low- to medium density mixed-use neighborhood district with variety of commercial and residential uses







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



PLAN VIEW

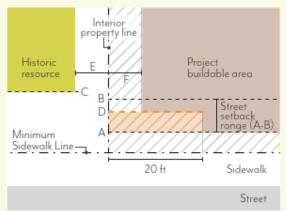
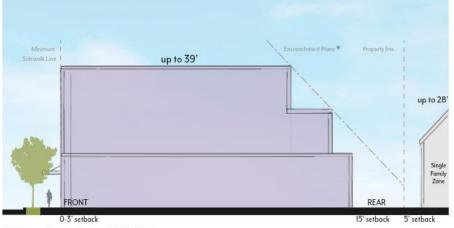


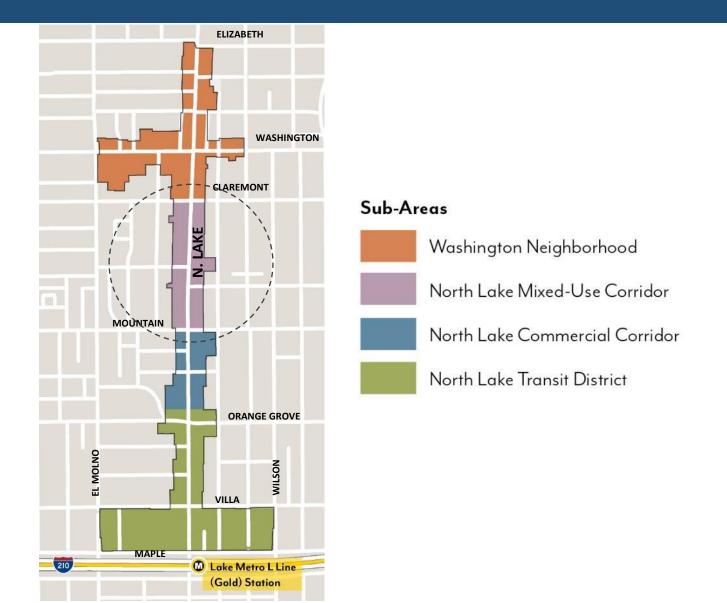
Figure 6.2-6: Washington Mixed Use (WMU)



* 45° encroachment plane per PMC 17.40.160



Mixed-Use Corridor





Mixed-Use Corridor Today











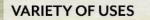
Mixed Use Corridor Concept

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



Mix of uses which support a vibrant commercial and residential corridor, strengthening existing businesses and residential community

SENSITIVE TRANSITIONS

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

Landmark Districts

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



PUTTING THE PLAN IN MOTION

MOUNTAIN

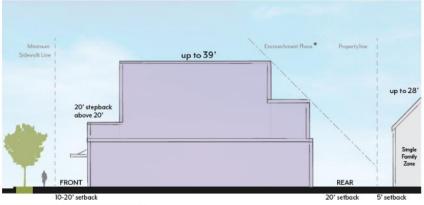
Low-scale residential character with large residential setbacks and buildings which step back from the street







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



Typical features of a Spanish Eclectic building



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

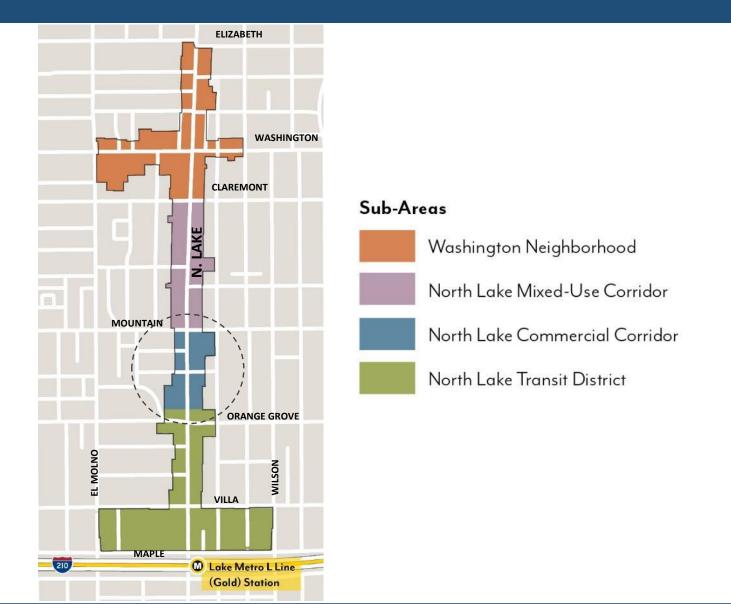
Historic resources and preservation of older buildings: Any Projects on a parcel with a designated historic resource or buildings constructed prior to 1950 that involve new construction or enlargement of an existing structure shall provide 25% of the minimum parking requirement.







Commercial Corridor





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 aesthetic character of district

Cultural and Historic Landmark

Reynolds & Eberle Mortuary

Landmark District

Bungalow Heaven

COMMERCIAL HUB

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



PUTTING THE PLAN IN MOTION

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

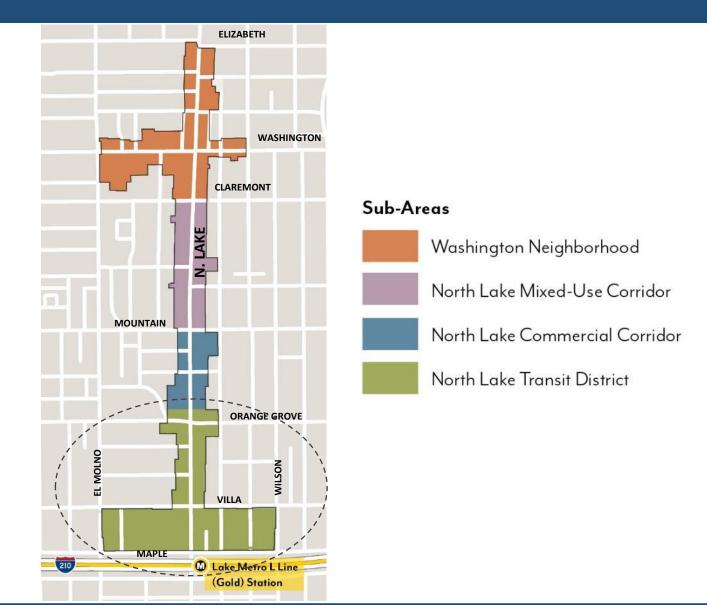


Surface parking. Parking lots shall be set back at least 30 feet from the primary frontage and 10 feet from any secondary frontage. Parking shall be buffered by habitable floor area or landscaped open space.





Transit District





Transit District Today



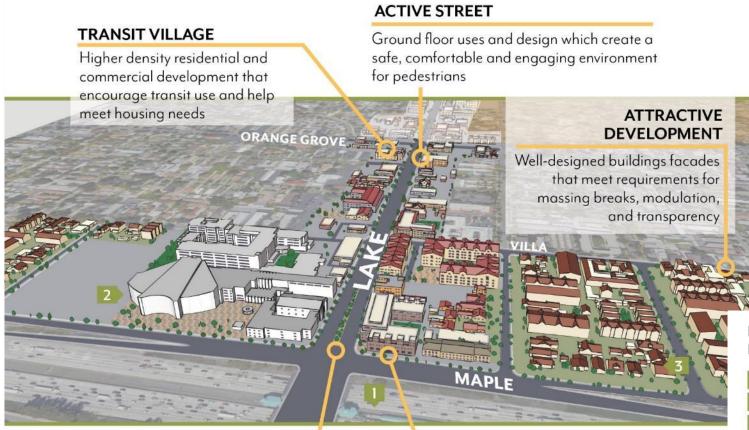








North Lake Transit District Concept



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

- 1 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

Ground Floor Height Minimum height of 15 feet to allow flexibility of use

<u>Primary Entrances</u> Covered by an awning, canopy, or recessed doorway

<u>Transparency</u> At least 60% of the ground floor must be transparent openings

<u>Blank Walls</u> Must be mitigated by design feature, public art or landscaping

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





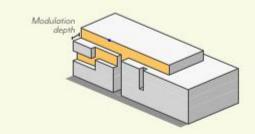




Well-designed building facades that meet requirements for massing breaks, modulation, and transparency

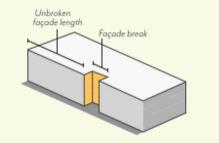


Figure 6.2-14: Façade Modulation



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.

Figure 6.2-13: Façade Length



Façades over 150 feet in length shall include a break at least 20 feet wide and 10 feet deep, open to the sky.



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







THANK YOU

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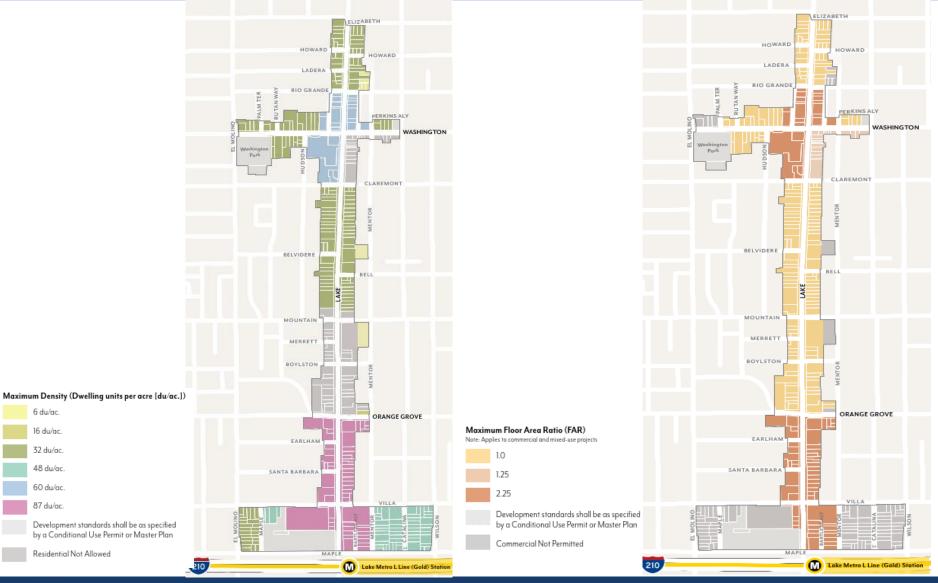
(626) 744-6833



APPENDICES (FOR REFERENCE)



Residential Density & Commercial Intensity



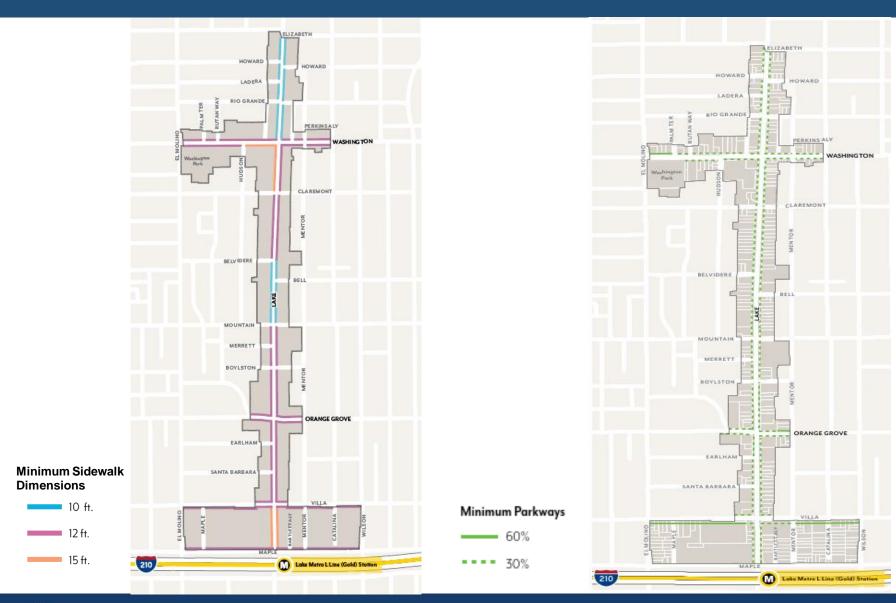


Height & Setbacks





Sidewalks & Parkways





Washington Neighborhood Subarea Sidewalks

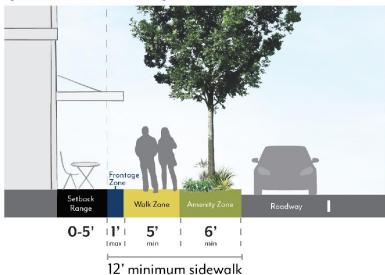
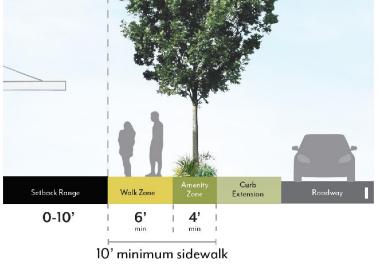


Figure 5.1-3: Sidewalks - Mixed Use Neighborhood (MUN)

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

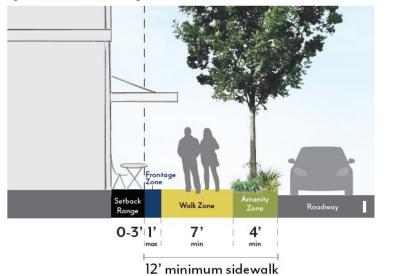
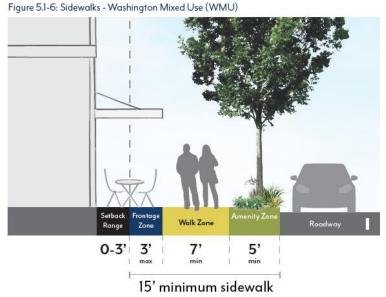


Figure 5.1-5: Sidewalks - Washington Mixed Use (WMU)



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







Washington Neighborhood Subarea Sidewalks

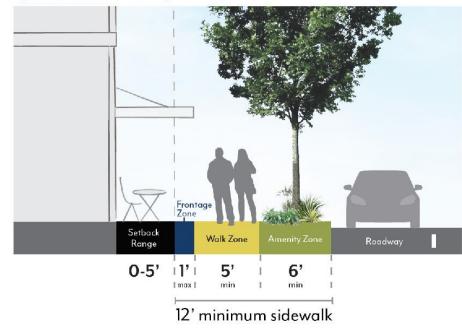


Figure 5.1-9: Sidewalks - Washington Commercial (WC)







Mixed Use Corridor Subarea Sidewalks

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

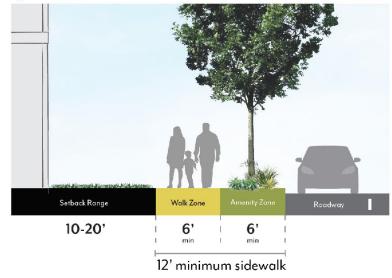
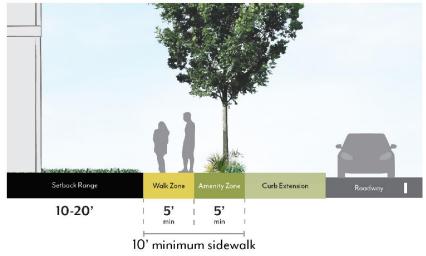
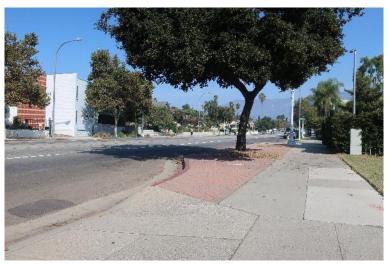


Figure 5.1-8: Sidewalks - Mixed Use Corridor (MUC) Typical or Curb Extension Condition









Commercial Corridor Subarea Sidewalks

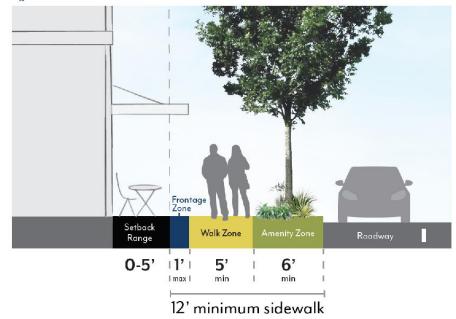


Figure 5.1-10: Sidewalks - Low Commercial (LC)







North Lake Transit District Subarea Sidewalks

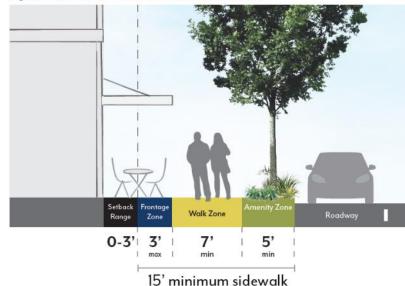


Figure 5.1-12: Sidewalks - North Lake Transit District (NLTD)

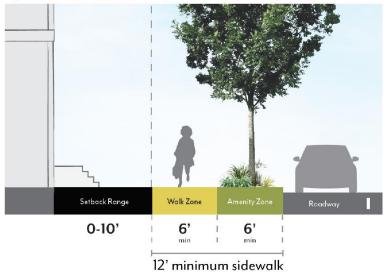






North Lake Transit District Subarea Sidewalks





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



