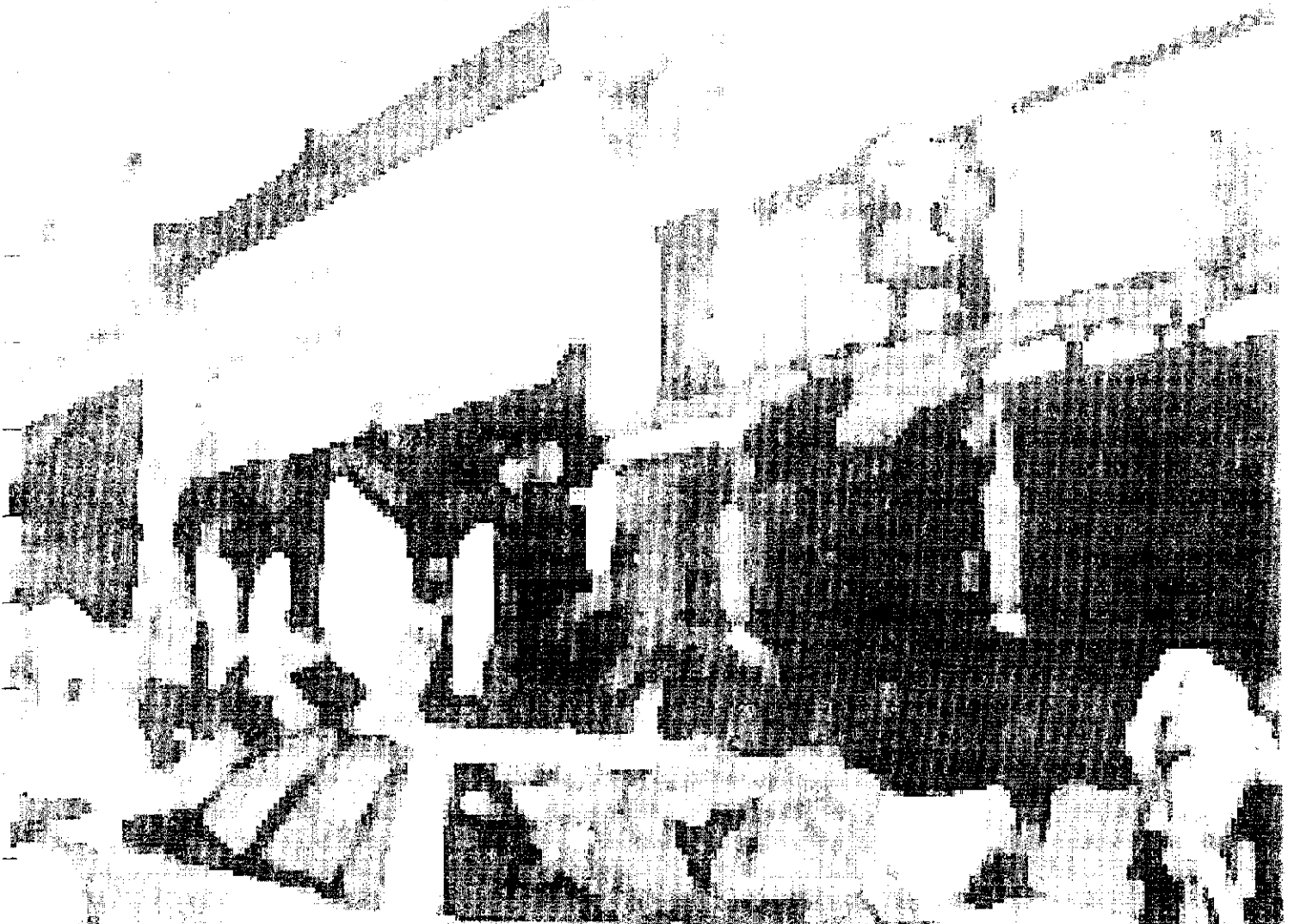


APPENDICES

- **Appendix A: General Plan Consistency**
- **Appendix B: Prior Downtown Planning Efforts**
- **Appendix C: Civic Center / Midtown Development Guidelines**
- **Appendix D: Community Participation Process**
- **Acknowledgments**



APPENDICES

Appendix A: General Plan Consistency

**Discussion
Overview**

The Central District Specific Plan strives to maintain consistency with, and implement the objectives and policies of the *City of Pasadena Comprehensive General Plan*. This link is expressed in Section 3: POLICY FRAMEWORK. The following discussion also highlights some specific approaches to implementing the General Plan’s objectives and policies.

**Consistency w/
General Plan
Guiding
Principle 1**

The Central District Specific Plan:

- Directs development away from Pasadena’s residential neighborhoods toward targeted areas, specifically the urban core; the Central District is identified by the Land Use Element as one of seven areas requiring preparation of a specific plan.
- Pursues an exciting urban core with diverse economic, housing, cultural and entertainment opportunities.
- Emphasizes transit and pedestrian-oriented development near rail stations and along major mobility corridors.
- Supports mixed-use and urban village development types.
- Encourages urban open spaces throughout the Central District, including parks, plazas, courtyards, streetscapes, etc.
- Establishes building intensity standards that are compatible with and implement the General Plan development caps.

*General Plan
Guiding Principle 1:
Growth will be targeted to
serve community needs and
enhance the quality of life.*

**Consistency w/
General Plan
Guiding
Principle 2**

The Central District Specific Plan:

- Includes urban design guidelines for the Central District and key Sub-districts. Guidelines are intended to reinforce Downtown’s special identity and promote design excellence.
- Advocates design that is responsive to context, and is compatible with the surrounding character and scale.
- Looks to maintain the existing character and scale of the In-town Housing Sub-District.
- Recommends improvements to Downtown’s open space network, including streetscape enhancements.

*General Plan
Guiding Principle 2:
Change will be harmonized
to preserve Pasadena’s
historic character and
environment.*



APPENDICES

Appendix A: General Plan Consistency

*Consistency w/
General Plan
Guiding
Principle 3*

The Central District Specific Plan:

- Establishes higher development intensities near light rail stations and along major mobility corridors, providing economic opportunity.
- Promotes mixed-use throughout most of the Downtown.
- Reestablishes Colorado Boulevard and Lake Avenue as the City's principal commercial corridors.
- Identifies a limited number of key employment centers where non-residential use is given priority, and key shopping streets where ground floor retail and retail continuity is advocated.
- Recommends land use regulations that will support knowledge-based enterprise, incubation of small business, as well as live-work facilities that offer opportunities for artists and artisans.

*General Plan
Guiding Principle 3:
Economic vitality will be
promoted to provide jobs,
services, revenues, and
opportunities.*

*Consistency w/
General Plan
Guiding
Principle 4*

The Central District Specific Plan:

- Encourages mixed-use sub-districts that include housing, employment, and services; recommends zoning classifications that accommodate a broad mixture of compatible uses.
- Establishes FAR and density limits that allow for the construction of additional housing within the Downtown; the highest development intensities are directed near light rail stations and along multi-modal corridors, increasing accessibility to transit.
- Recommends the inclusion of communal open space in conjunction with mixed-use residential developments; also promotes the incorporation of well-design plazas and courtyards with non-residential projects.
- Promotes non-motorized methods of transportation to reduce auto dependency; includes guidelines and recommendations for pedestrian-friendly streets.

*General Plan
Guiding Principle 4:
Pasadena will be promoted
as a healthy family
community.*



APPENDICES

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Appendix A: General Plan Consistency

*Consistency w/
General Plan
Guiding
Principle 5*

The Central District Specific Plan:

- Supports a balanced transportation network, accommodating automobiles, transit (light rail, and local and regional bus lines), bicycles, and pedestrians.
- Identifies multimodal corridors Downtown, accommodating the City's highest intensities to protect in-town and surrounding residential areas from undue traffic impacts.
- Encourages transit- and pedestrian-oriented development throughout much of Downtown, especially in proximity to light rail stations and along multimodal corridors to support alternative modes of transportation.
- Promotes improved transit availability through regional coordination and expansion of the local ARTS bus service, including provision of a Downtown circulator system to connect activity centers.
- Recommends parking caps and reduced parking standards to support shared ridership and transit usage, especially among commuters and residents.
- Advocates a "park-once" strategy for short-term parking, allowing Downtown customers and visitors to park their vehicles and conveniently move via local transit and on-foot.
- Includes guidelines for the location and design of parking facilities to reduce their visual impact on the environment.
- Emphasizes pedestrian mobility, and includes guidelines and recommendations to support pedestrian friendly streets, addressing minimum sidewalk width, streetscape amenities and street-oriented design.
- Requires retail continuity along important commercial streets (Colorado Boulevard, Lake Avenue, and Green Street) to reinforce pedestrian activity.

*General Plan
Guiding Principle 5:
Pasadena will be a City
where people can circulate
without cars.*



Central District Specific Plan

APPENDICES

Appendix A: General Plan Consistency

*Consistency w/
General Plan
Guiding
Principle 6*

The Central District Specific Plan:

- Establishes development intensities and land use regulations that support new development opportunities, including institutional growth and development; design guidelines promote compatibility with the surrounding character.
- Identifies and supports key linkages between complementary Sub-districts, and with important community resources.
- Presents Sub-district concepts and design guidelines that enhance the identity of specialized district and precincts, especially Old Pasadena, the Civic Center, Pasadena Playhouse, and South Lake.

*General Plan
Guiding Principle 6:
Pasadena will be promoted
as a cultural, scientific,
corporate, entertainment,
and educational center for
the region.*

*Consistency w/
General Plan
Guiding
Principle 7*

The Central District Specific Plan:

- Advocates community involvement in the generation of plans and studies that implement the Central District Specific Plan; these may include economic development studies, transit studies, streetscape and open space improvement plans, etc.
- Recommends review of this Specific Plan by the Planning Commission every 5 years.

*General Plan
Guiding Principle 7:
Community participation
will be a permanent part of
achieving a greater City.*

*General Plan
Amendments*

The Land Use Element of the General Plan should be amended to remove any reference to “strategy areas” within the Central District Specific Plan area, and instead recognize the proposed Sub-districts. As far as feasible, the character descriptions of each strategy area have been incorporated within the applicable Sub-district Concept, and the development caps for each strategy area were considered in preparing this Specific Plans’s FAR and Residential Density Concepts.



APPENDICES

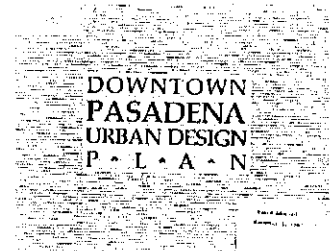
Appendix B: Prior Downtown Planning Efforts

**Discussion
Overview**

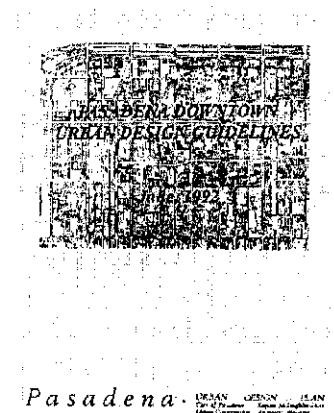
For the past 25 years, Downtown has been the subject of a concerted planning effort, including numerous planning studies that encompass urban design plans, design guidelines, specific plans, streetscape plans and redevelopment plans. In accordance with existing conditions, pertinent policies, guidelines and recommendations from these studies have been incorporated into the Central District Specific Plan, with the additional goal of minimizing the redundancy and eliminating the inconsistencies found in these documents. The status of each document subsequent to adoption of this Specific Plan is presented in the following discussion. Many of these plans and studies are to be superseded by this Specific Plan, and will no longer be applicable. In some instances, the specificity of the issues addressed (streetscape plans) or the legal authority attached to the document (redevelopment plans) requires that this Specific Plan maintain consistency and reference the applicable document.

**District-wide
Urban Design
Plans**

Downtown Pasadena Urban Design Plan (November 1983): At the time of adoption, this Plan established the basis for physical development in the Downtown. The goals of the Plan are as follows: 1) to maintain and reinforce the diversity of Downtown uses and distinctiveness of areas and districts; 2) to create a gracious Downtown environment harmonious with Pasadena's natural setting and built resources; 3) to promote street activity, amenity and orientation geared to the individual; and 4) to promote development decision-making which is oriented to community and public interests. Close consideration has been given to incorporating many of the goals, policies and recommendations of this Plan. The *Downtown Pasadena Urban Design Plan* will no longer apply following adoption of the *Central District Specific Plan*.



Pasadena Downtown Urban Design Guidelines (June 1992): This document updates the goals and policies of the 1983 Urban Design Plan, although the four major goals remain unchanged. It also includes architectural design policies and guidelines. The massing guidelines remain incomplete, and the building design guidelines are a restatement of the Design Principles and Criteria as found in the City's Land Use Element. Close consideration has been given to incorporating many of the goals, policies and recommendations of this document. The *Pasadena Downtown Urban Design Guidelines* will no longer apply following adoption of the *Central District Specific Plan*.



APPENDICES

Appendix B: Prior Downtown Planning Efforts

Sub-District Plans & Studies

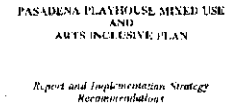
Civic Center Specific Plan (March 1990; amended July 1994):

This Plan lists goals for the area and provides a “Framework for Development” that includes highly detailed parcel-by-parcel development standards and guidelines. The goals for the Civic Center are as follows: 1) bring the “City Beautiful” vision of the Bennett Plan up-to-date; 2) preserve, maintain and contribute to Pasadena’s cultural heritage; 3) make the Civic Center an important destination in Pasadena; 4) make a commitment to housing in the Civic Center; 5) give support to the religious and service institutions that have traditionally formed a part of the Civic Center’s identity; 6) connect the Civic Center to other areas of development; and 7) undertake public actions that will reinforce the Civic Center Master Plan. These goals have generally been incorporated; however, the *Civic Center Specific Plan* will no longer apply following adoption of the *Central District Specific Plan*.



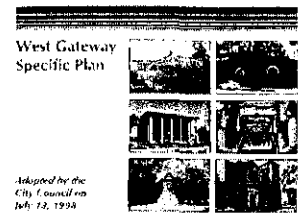
Pasadena Playhouse Mixed Use and Arts Inclusive Plan (Final Draft, June 1993):

Although this Plan was never formally adopted, it offers a vision for the Pasadena Playhouse area based on a study of market opportunities, with a complementary implementation strategy and urban design framework. The vision may be summarized as follows: 1) reinforce Colorado Boulevard as Pasadena’s ceremonial main street; 2) promote the area’s arts heritage; 3) create an urban place for working, dwelling, recreation, and commerce; and 4) improve the economic condition of the area. These goals have generally been incorporated; however, the *Pasadena Playhouse Mixed Use and Arts Inclusive Plan* will no longer apply following adoption of the *Central District Specific Plan*.



West Gateway Specific Plan (July 1998):

The West Gateway is divided into three sub-areas, including the South DeLacey Corridor also located within the boundaries of the *Central District Specific Plan*. The goals for the South DeLacey Corridor may be summarized as follows: 1) build linkages to surroundings, including Old Pasadena, Central Park, and the proposed light rail station; 2) preserve significant historic structures; 3) encourage transit-oriented development; and 4) provide flexibility to respond to market conditions. Land use regulations, development standards and design guidelines are addressed. These goals and recommendations have been incorporated except as necessary to address changing conditions; however, the *West Gateway Specific Plan* will no longer apply within the area described as the South DeLacey Corridor following adoption of the *Central District Specific Plan*.

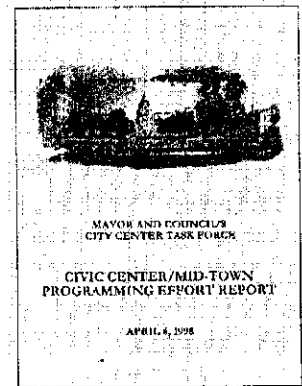


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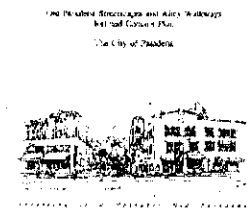
Appendix B: Prior Downtown Planning Efforts

Civic Center / Mid-town Programming Effort Report (April 1998): This Plan includes programs and strategies that will reinvigorate the “heart” of Pasadena. The intent is to provide a framework for major public and private developments in the Civic Center. The Plan reaffirms the goals of the Civic Center Specific Plan, but reconsiders many of the policies and design guidelines. There is a special concern for the revitalization of major public spaces and alternative plans are depicted for these spaces, including Centennial Square. The *Civic Center / Midtown Programming Effort Report* will be superseded. The *Central District Specific Plan* incorporates many of its policies and proposals. Recommendations for public open space and streetscape design are addressed in significant detail in the more recent *Pasadena Civic Center / Midtown District Design Project: Refined Concept Plan*.



Streetscape Plans

Old Pasadena Streetscapes and Alleys Walkways Refined Concept Plan (July 1995): Recommendations include local streetscape policies, conceptual plans, design elements and specific improvements that will contribute to a successful pedestrian network. The Plan provides considerable detail, including improvement plans and cost analysis for each of Old Pasadena's alley walkways. The *Old Pasadena Streetscapes and Alleys Walkway Refined Concept Plan* remains applicable; although the *Central District Specific Plan* attempts to maintain consistency, the streetscape plan should be reviewed and updated to address changing conditions. An updated plan should also respond to the Old Pasadena Sub-district boundaries.



Pasadena Playhouse District Concept Plan for Streetscapes, Walkways & Alleys (April 1996): This Plan includes policies, conceptual plans, and recommendations for specific improvements to the area's pedestrian network. It is supplemented by the *Pasadena Playhouse District Streetscapes, Walkways & Alleys Plan: Approved Design Elements (November 1996)*, that selects a coordinated palette and estimates costs for the proposed streetscape improvements. The *Pasadena Playhouse District Concept Plan for Streetscapes, Walkways & Alleys* remains applicable; although the *Central District Specific Plan* attempts to maintain consistency, the streetscape plan should be reviewed and updated to address changing conditions. An updated plan should also respond to the Pasadena Playhouse Sub-district boundaries.

PASADENA PLAYHOUSE DISTRICT
CONCEPT PLAN
FOR STREETSAPES,
WALKWAYS
& ALLEYS

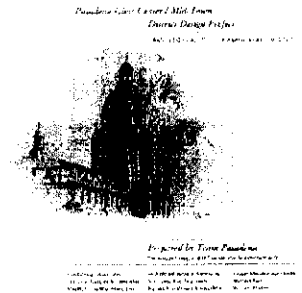


Central District Specific Plan

APPENDICES

Appendix B: Prior Downtown Planning Efforts

Pasadena Civic Center / Mid-town District Design Project: Refined Concept Plan (April 2001): This plan builds upon and refines aspects of the *Civic Center / Mid-town Programming Effort Report*. It presents a concept plan and design development documents for streetscape improvements in the area, as well as traffic and parking strategies. Centennial Square, the Central Library Forecourt, the Civic Auditorium Forecourt, and the Garfield Avenue / Holly Street Promenade are given special design consideration. The *Pasadena Civic Center / Mid-town District Design Project: Refined Concept Plan* remains applicable; the *Central District Specific Plan* strives to maintain consistency.



Redevelopment Plans

Pasadena Downtown Redevelopment Project Plan: This Plan generally contains language that legally authorizes redevelopment activities related to property acquisition, management, disposition and development, etc. The status of the *Pasadena Downtown Redevelopment Project Plan* remains unaffected by preparation and adoption of the *Central District Specific Plan*.

Old Pasadena Redevelopment Project Plan: This Plan states that the primary purpose of redevelopment in Old Pasadena is to pursue the financing of public parking, and street and alley improvements. Consequently, redevelopment activities associated with the power of eminent domain are limited. This restriction is intended to preserve the historic character of the area. The status of the *Old Pasadena Redevelopment Project Plan* remains unaffected by preparation and adoption of the *Central District Specific Plan*.



APPENDICES

Table 8: Document Status

DOCUMENT	DATE ADOPTED	RELATIONSHIP TO CD SPECIFIC PLAN
<i>Design Guidelines for Old Pasadena</i>	Jul-79	superseded by CD Specific Plan
<i>Downtown Pasadena Urban Design Plan</i>	Nov-83	superseded by CD Specific Plan
<i>Civic Center Specific Plan</i>	Mar-90	superseded by CD Specific Plan
<i>Pasadena Downtown Urban Design Guidelines</i>	Jun-92	superseded by CD Specific Plan
<i>Pasadena Playhouse Mixed Use and Arts Inclusive Plan</i>	Final Draft Jun-93	superseded by CD Specific Plan
<i>Old Pasadena Streetscapes and Alley Walkways Refined Concept Plan</i>	Jul-95	still applicable ; referenced by CD Specific Plan
<i>Pasadena Playhouse District Concept Plan for Streetscapes, Walkways & Alleys</i>	Apr-96	still applicable ; referenced by CD Specific Plan
<i>Pasadena Playhouse District Streetscapes, Walkways & Alleys Plan, Approved Design Elements</i>	Nov-96	still applicable ; referenced by CD Specific Plan
<i>Civic Center / Mid-Town Programming Effort Report</i>	Apr-98	superceded by CD Specific Plan & Pasadena Civic Center / Mid-town District Design Project: Refined Concept Plan
<i>West Gateway Specific Plan (South DeLacey Corridor)</i>	Jul-98	superceded by CD Specific Plan (for South DeLacey Corridor)
<i>Pasadena Civic Center / Mid-town District Design Project: Refined Concept Plan</i>	Apr-03	still applicable; referenced by CD Specific Plan



APPENDICES

Appendix C: Civic Center / Midtown Development Guidelines

Development Guidelines Overview

The Civic Center / Mid-Town Programming Effort Report (April 1998) includes a comprehensive "Urban Design Program" with objectives, guidelines, and recommendations for the physical and aesthetic improvement of the Civic Center / Midtown Subdistrict.

- To the extent feasible, the direction established by the Urban Design Program has been incorporated into the Central District Specific Plan, while acknowledging changing conditions throughout the Downtown.
- An important feature of the Urban Design Program is its inclusion of open space, landscape, and traffic and parking components. These issues have been reexamined in greater detail within the Pasadena Civic Center / Mid-Town District Design Project: Refined Concept Plan (April 2001).
- The Urban Design Program also includes detailed design recommendations and illustrative exhibits for key development opportunity sites. These have been reviewed and substantially incorporated into the following discussion; *prospective development on an identified development opportunity site shall substantially comply with the development guidelines outlined in Appendix C, as well as all other applicable policies, guidelines and recommendations of this Specific Plan.*
- The identification of preferred land uses and illustrative concepts are not intended to be limiting; other uses or configurations that substantially comply with the intent and guidelines of this Specific Plan will be allowed.

Development Opportunity Sites

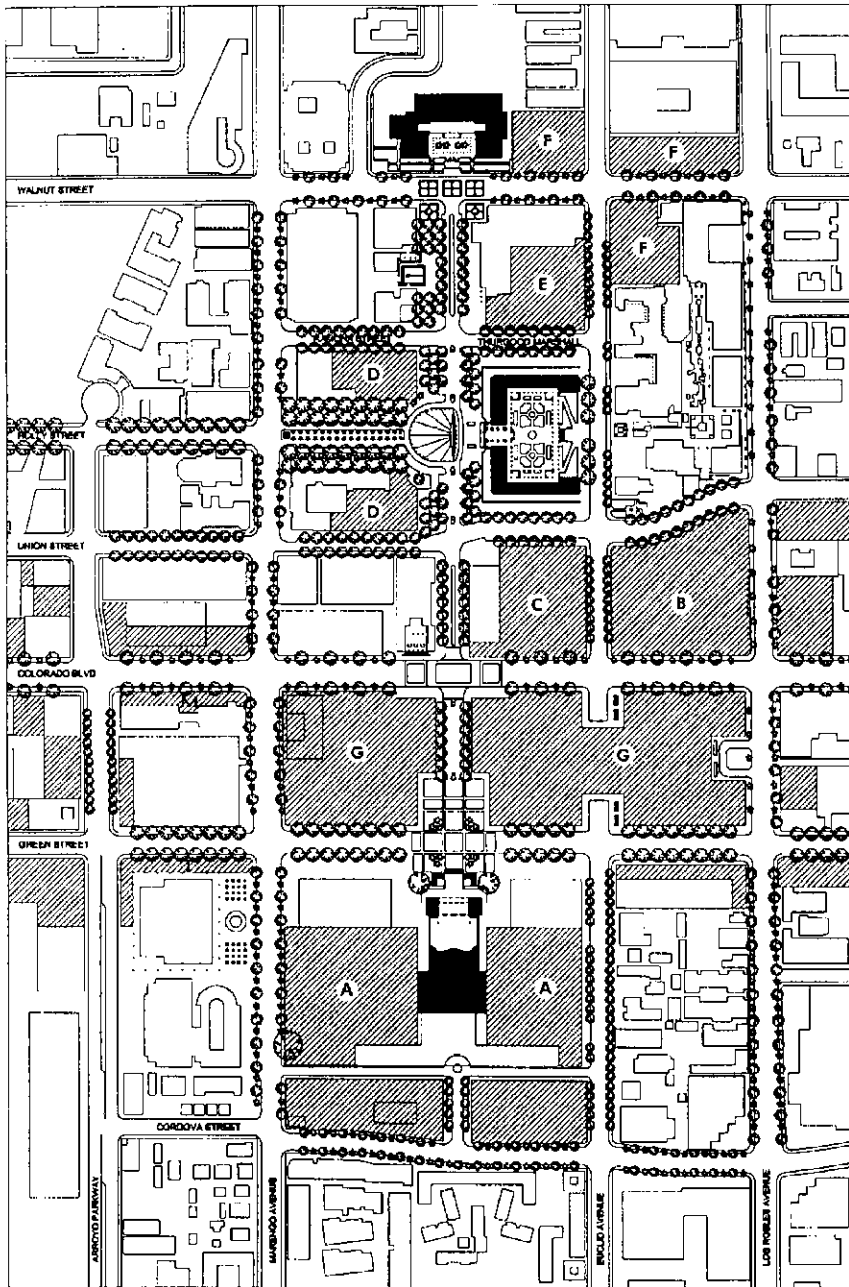
Exhibit 18: Civic Center / Midtown Development Opportunity Sites illustrates pending or potential future development in the Civic Center / Midtown Sub-district.

- Opportunity sites A - F are key to reviving the Civic Center / Midtown Sub-district, and are addressed herein.
- Additional opportunity sites are identified and should be developed at a future date to enhance linkages with the Old Pasadena and Pasadena Playhouse Sub-districts.



APPENDICES

Exhibit 12: Civic Center / Midtown Opportunity Sites



Key Opportunity Sites

- A. Convention Center / Civic Auditorium
 - B. Broadway Block
 - C. Cen Fed Block
 - D. Centennial Square
 - E. Courthouse Block
 - F. Walnut / Euclid Street Parcels
 - G. Paseo Colorado (implemented September 2001)
- Additional opportunity sites are indicated with hatching

FUTURE DEVELOPMENT OPPORTUNITIES



Source: Civic Center / Mid-town Programming Effort Report, April 1998



APPENDICES

Appendix C: Civic Center / Midtown Development Guidelines

Opportunity Site A **Convention Center / Civic Auditorium**

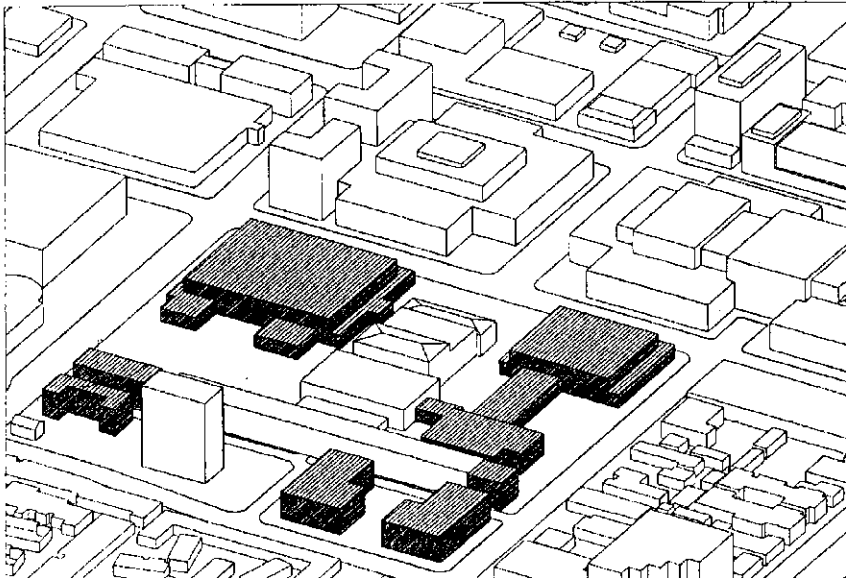
Use Recommendations Preferred land uses for the block include expanded exhibition and meeting room space, with related ancillary activities and uses. To the south of the existing Holiday Inn, hotel use or mid-rise residential structures are recommended.

- Design Recommendations**
1. Remove the bunker-like elevations of the Conference Center, and expand these buildings to the sidewalk edge. The expansion could function as additional reception or display space.
 2. Expansion should allow direct visual access from the building interiors to Green Street, with several pedestrian entrances onto the sidewalk. Consider arcades for the elevations facing Green Street.
 3. Maintain the current configuration of the existing Civic Auditorium forecourt. New construction to the east and west of the forecourt should frame the Civic Auditorium, not overpower it.
 4. Additions to the top of the existing buildings if implemented should not surpass the height of the Civic Auditorium.
 5. Expand the existing Conference Center to the south, and provide suitable vehicular and pedestrian entrances and drop off space along Marengo and Euclid Avenues.
 6. Reduction or relocation of the existing open space areas will be allowed. Design of the remaining courtyards should be integral to the Convention Center; building facades should form the faces and contain these renovated spaces.
 7. Expand the existing hotel, or add new buildings to the east and west of the building, in order to provide facades that face onto the adjacent streets, namely Marengo and Euclid Avenues.
 8. Add hotel or mid-rise housing buildings to the south of the existing hotel site. Encourage innovative design and development to moderate the impact of scale and massing on adjacent uses.
 9. Consider parallel parking along both sides of Green Street to slow down traffic and to create a buffer between vehicles and pedestrians. Parking should accommodate the need for bus drop-off.
 10. Retain the Morton Bay Fig tree, located on Marengo Avenue, which is a City Landmark Tree.

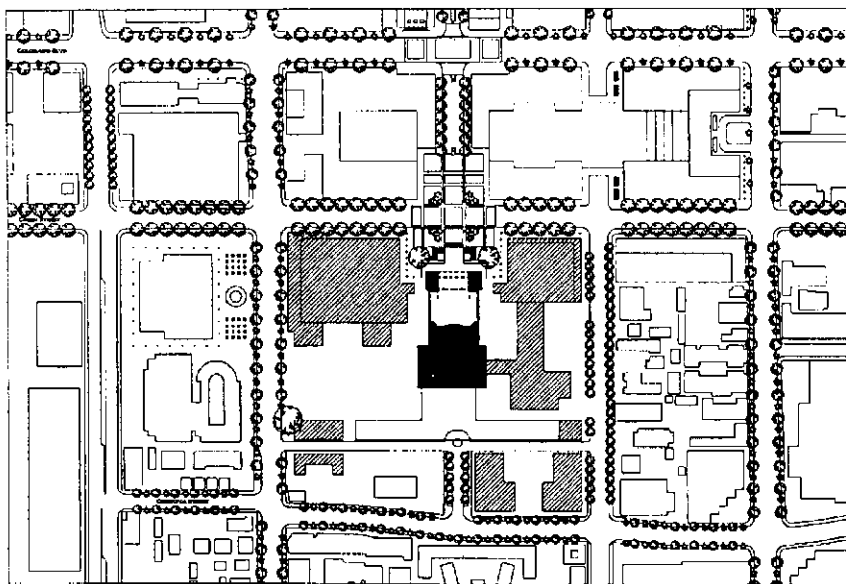


APPENDICES

Exhibit 13: Convention Center / Civic Auditorium Site Study



DEVELOPMENT ENVELOPE DIAGRAM



PLAN

CONVENTION CENTER



Source: Civic Center / Mid-town
Programming Effort Report,
April 1998



Central District Specific Plan

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Appendix C: Civic Center / Midtown Development Guidelines

Opportunity Site B

Broadway Block

Use Recommendations

Preferred land uses for the Broadway Block include a mix of office space with ground level commercial / retail uses. Residential uses are recommended for the northwest corner of the site, across from the Maryland Apartments.

Design Recommendations

1. Buildings on Colorado Boulevard and Los Robles Avenue should reach seven or eight stories high (90' maximum, subject to restrictions on height averaging) at the intersection of the two streets, but must step down in height to the west and north. These buildings should not exceed approximately 350,000 square feet of office uses in the upper floors, with retail and service uses along the street frontage.
2. Buildings along Union Street and Euclid Avenue should be predominantly housing with ground floor retail commercial use.
3. All buildings developed on the Broadway Block should orient toward streets and sidewalks, and shall promote pedestrian activity along adjacent streets, namely Colorado Boulevard, Los Robles Avenue, Union Street and Euclid Avenue.
4. All buildings developed on the Broadway block should feature multiple entrances and windows along the streets. Entrance lobbies should allow direct visual and physical access from the street to well-designed semi-public quadrangles (courtyards) interior to the block.
5. The scale, massing and architectural treatment of new buildings and their elevations should complement, and not dominate surrounding buildings.
6. The building elevation opposite Los Robles Avenue from the Pacific Asian Museum should acknowledge the importance of that cultural landmark, for instance with an axial penetration or setback relationship.
7. The Broadway Block and its public art and landscape should be sympathetic to the themes of Pacific Asian art to address the block's adjacency to the Pacific Asian Museum, particularly at the southwest corner of Los Robles Avenue and Union Street.



APPENDICES

Appendix C: Civic Center / Midtown Development Guidelines

8. *The arcade along Los Robles Avenue north of Union Street should be continued in a similar fashion along the Los Robles frontage of the Broadway Block.*

9. *New housing at the corner of Union Street and Euclid Avenue should be similar in massing to the existing Maryland Apartments across the street, thus forming a gateway to the Civic Center.*

10. *Parking should be located underground with pedestrian access to these facilities located within the more public spaces such as lobbies and courtyards. Direct access from the parking to upper office floors will be discouraged.*



APPENDICES

Appendix C: Civic Center / Midtown Development Guidelines

Opportunity Site C **CenFed Block**

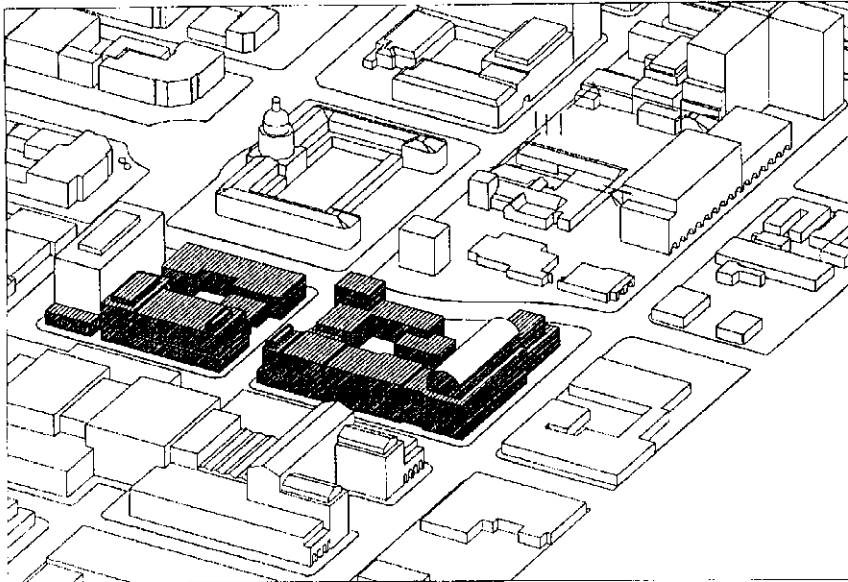
Use Recommendations Preferred land uses for the CenFed Block include a mix of office space with ground level retail uses. Residential uses above ground level commercial retail uses will also be considered.

- Design Recommendations**
1. The preferred building program is predominantly office uses with retail uses required on the first floor facing Colorado Boulevard. Parking will be allowed below grade.
 2. Buildings on the CenFed block should be oriented toward the streets and sidewalks, and promote pedestrian activity along adjacent streets, namely Colorado, Garfield, Union and Euclid.
 3. Massing of the new buildings should be sympathetic to surrounding buildings. The building(s) along Colorado Boulevard shall be a maximum of 90 feet in height, subject to restrictions on height averaging.
 4. Although the existing "CenFed" building will remain, storefront windows and doors along Garfield Avenue and expansion of the first floor along Colorado Boulevard should be encouraged. This will help establish symmetry at Garfield Avenue with the Post Office to the west.
 5. Buildings should have multiple entrances along the streets to promote pedestrian interaction, and entrance lobbies should allow direct visual and physical access from the street to semi-public quadrangles (courtyards) interior to the block.
 6. The existing paseo along the east side of the "CenFed" building should be widened to provide a visual and pedestrian through-block link to City Hall located directly to the north, as well as provide direct access to a quadrangle at the center of the block.
 7. Parking should be located underground with pedestrian access to these facilities located within the more public spaces such as lobbies and courtyards. Direct access from the parking to upper office floors will be discouraged.

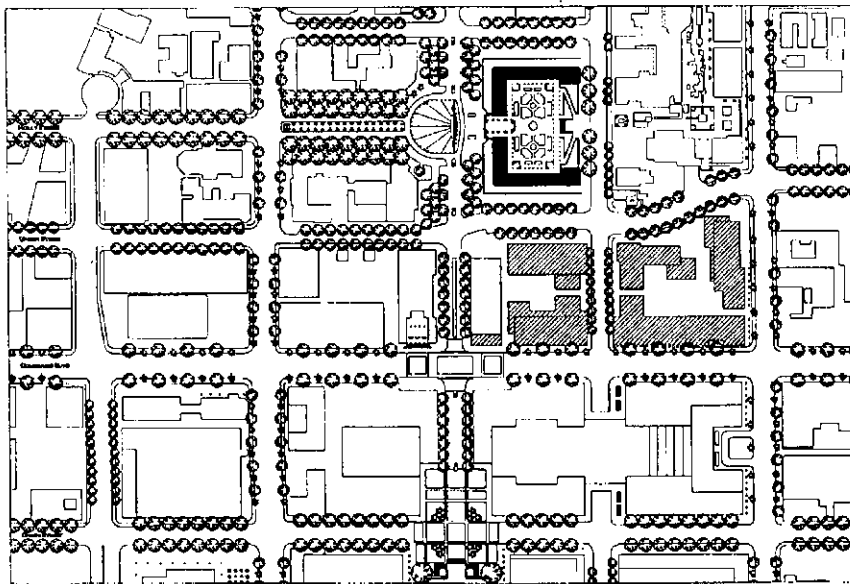


APPENDICES

Exhibit 14: Broadway & Cen Fed Blocks Site Study

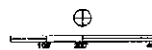


DEVELOPMENT ENVELOPE DIAGRAM



PLAN

BROADWAY / CEN - FED
BLOCKS



Source: Civic Center / Mid-town
Programming Effort Report,
April 1998



APPENDICES

Appendix C: Civic Center / Midtown Development Guidelines

Opportunity Site D Centennial Square

Use Recommendations *New buildings may be free standing or additions to the existing YMCA and YWCA buildings. They should be programmed for civic, cultural, office, or institutional uses; other uses may be allowed if they are economically and socially viable.*

Design Recommendations *1. Development on the south side of Holly Street adjacent to Centennial Square should be designed to accommodate and enhance the Robinson Memorial.*

2. Centennial Square's buildings should convey a sense of permanence through design and materials commensurate to the surrounding civic architecture.

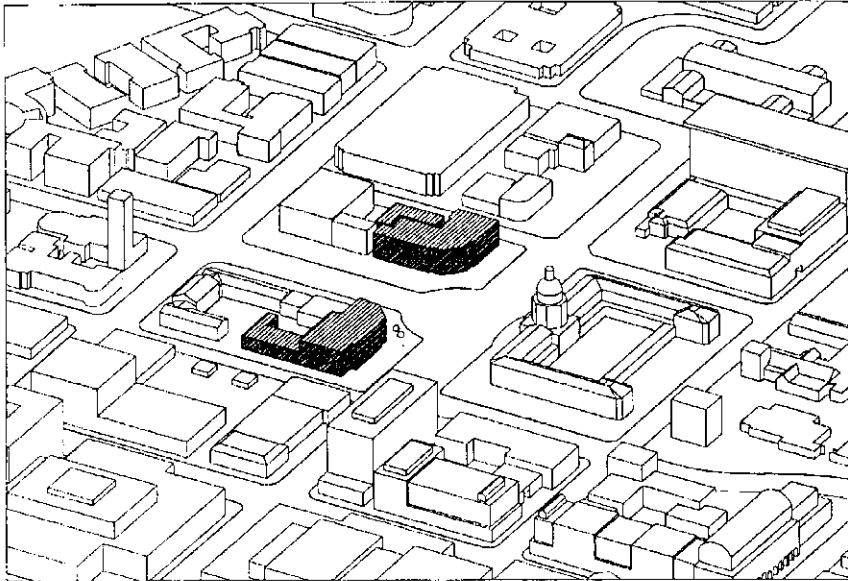
3. The height of Centennial Square's buildings shall not exceed the top floor of City Hall (60-feet maximum).

4. In the interim period, prior to construction of any buildings, both parcels facing City Hall should be developed as public gardens.

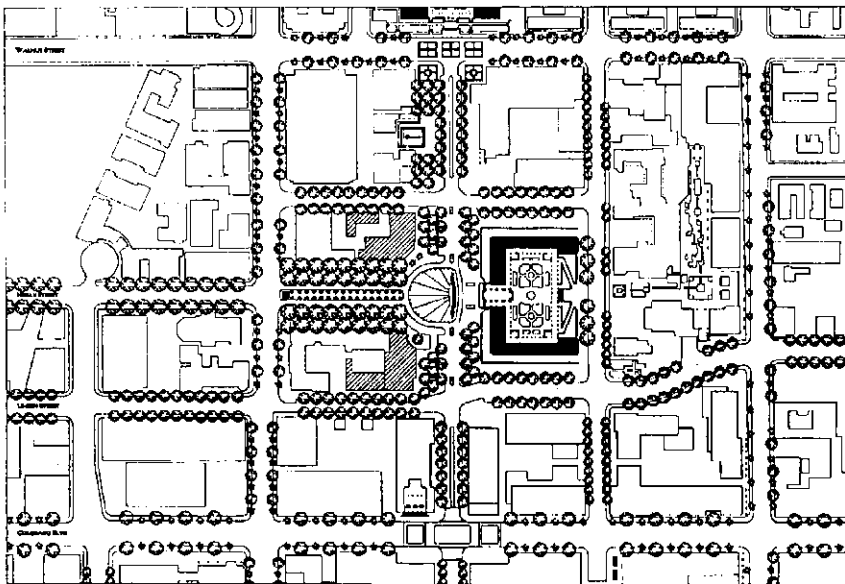


APPENDICES

Exhibit 15: Centennial Square Site Study



DEVELOPMENT ENVELOPE DIAGRAM



PLAN

CENTENNIAL SQUARE



Source: Civic Center / Mid-town
Programming Effort Report,
April 1998



Central District Specific Plan

APPENDICES

Appendix C: Civic Center / Midtown Development Guidelines

Opportunity Site E Courthouse Block

Use Recommendations This block shall be programmed for civic, office uses, or expanded courthouse uses.

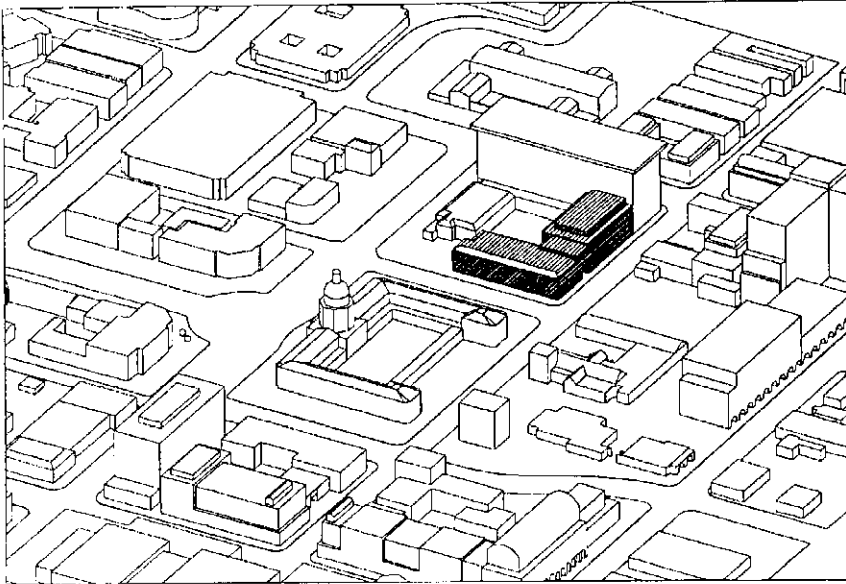
Design Recommendations

1. New buildings on this site facing Garfield Avenue and Thurgood Marshall shall not exceed the height of the top floor of City Hall (60 feet maximum). Prominent horizontal dividing lines (cornices, stringcourses, etc.) on City Hall should be incorporated as elements on new building elevations.
2. Configure buildings to create a courtyard interior to the block. The primary entrances and passages to this courtyard should be located along Garfield and Euclid Avenues; the Garfield Avenue entrance should be on the diagonal at the intersection of Garfield and Thurgood Marshall, and the Euclid Avenue entrance should be orthogonal to the street.
3. A new building to replace the existing County Courthouse shall not exceed the 60-foot height limit. This new building should be compatible with the Central Library and contribute to the form of the proposed Library Square (as described in the Pasadena Civic Center / Mid-town District Design Project: Refined Concept Plan, April 2001).

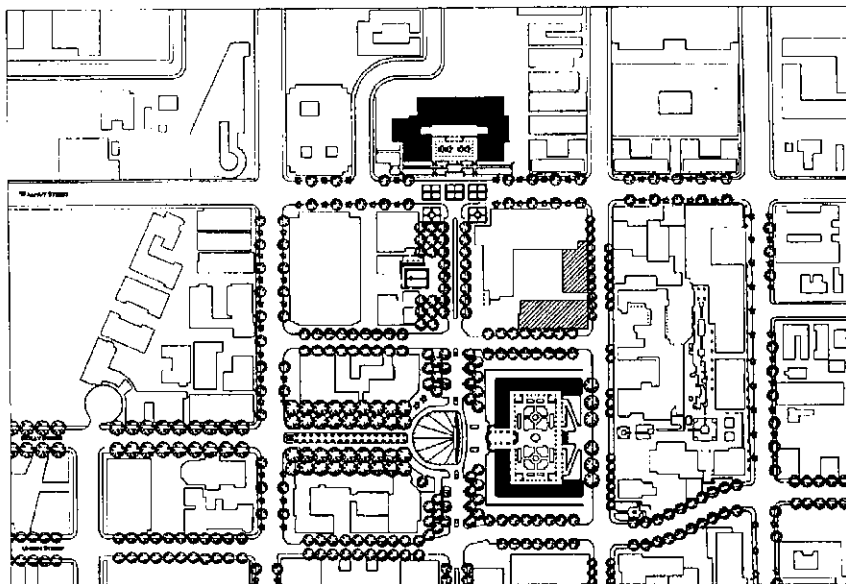


APPENDICES

Exhibit 16: Courthouse Block Site Study



DEVELOPMENT ENVELOPE DIAGRAM



PLAN

COURTHOUSE BLOCK



Source: *Civic Center / Mid-town
Programming Effort Report,
April 1998*



APPENDICES

Appendix C: Civic Center / Midtown Development Guidelines

Opportunity Site F Walnut / Euclid Street Parcels

Use Recommendations 1. The building program for the property north of All Saints Church and south of Walnut Street may be either housing, office, or religious uses.

2. The building program for the parcel south of the Kaiser parking garage and north of Walnut Street may be housing or expanded offices.

3. The building program for the site immediately east of the Central Library should be housing.

Design Recommendations 1. New buildings on these sites should be no taller than 75 feet, except that new construction immediately adjacent to the Central Library shall not exceed 35 feet.

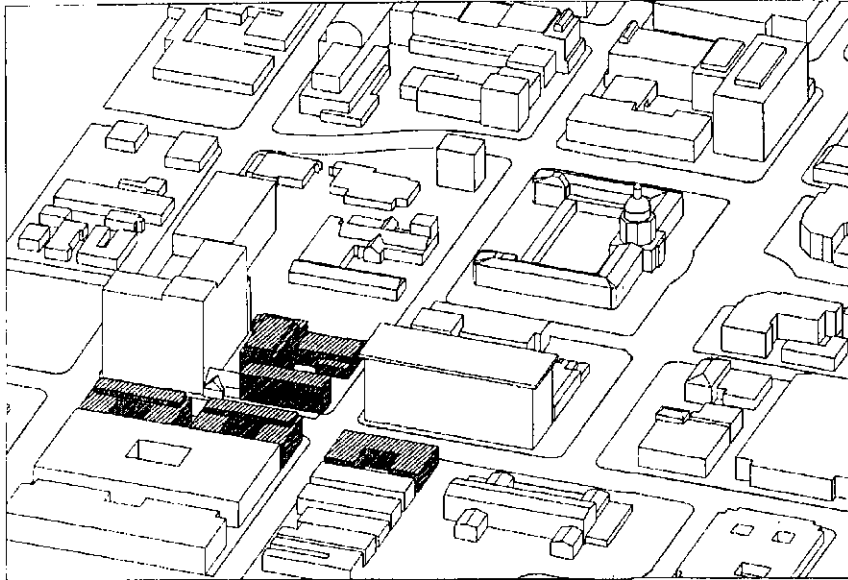
2. All new construction facing Euclid Avenue should include integral, well-designed courtyards facing onto the street. This continues the existing courtyard pattern already existing along Euclid Avenue.

3. All housing projects should have courtyards and gardens either facing the streets or interior to the building. This continues the strong garden tradition of Pasadena.

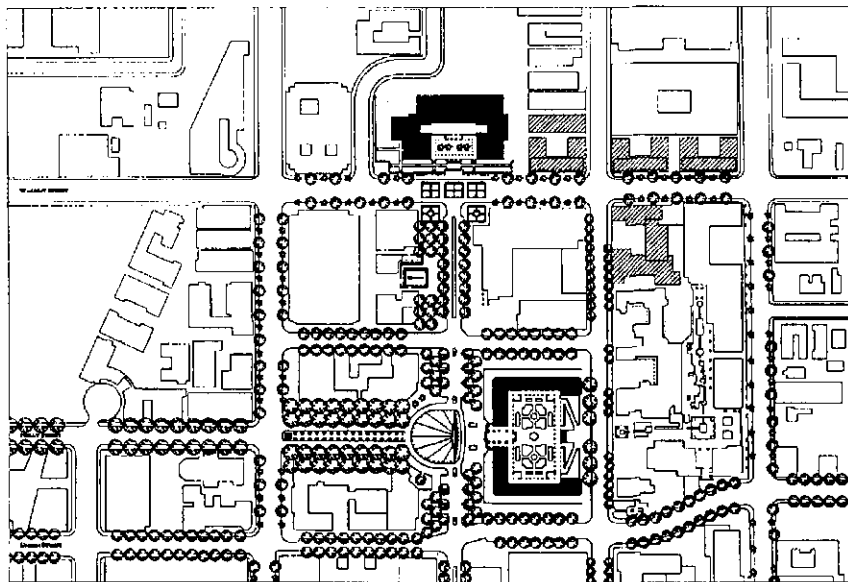


APPENDICES

Exhibit 17: Walnut / Euclid Street Parcels Site Study



DEVELOPMENT ENVELOPE DIAGRAM



PLAN

WALNUT / EUCLID
BLOCKS



Source: Civic Center / Mid-town
Programming Effort Report,
April 1998



APPENDICES

Appendix D: Community Participation Process

Discussion *The seventh guiding principle of the General Plan states the following: "Community participation will be a permanent part of achieving a greater city." Community comments help to identify issues, prioritize values, refine technical analysis, and evaluate various proposals.*

Preparation of the Central District Specific Plan has proceeded in conjunction with a larger planning effort that includes the following components 1) the Land Use Element Update; 2) the Mobility Element Update; and 3) a Comprehensive Zoning Code Revision. Over a period exceeding three years (1999 - 2003), the City conducted over 100 different outreach meetings, involving several hundred participants. Meeting formats ranged from small group meetings with property owners or technical experts to large community meetings with 100 - 150 attendees.

Planning documents are strongest when they have benefitted from the input of a variety of different stakeholders. City staff solicited input from business and property owners, as well as neighborhood representative; renters, as well as homeowners; and technical experts. Meetings were held at different times – including evenings and weekends to accommodate people with different work schedules. In addition to the city-sponsored events, City staff also attended regularly scheduled meetings of business or neighborhood groups.

Participation Efforts To receive input from as many interested people as possible, a variety of meetings and events were held; public participation efforts included the following:

1. **"Kick-Off Festival"**: Held in June 1999 at City Hall, this event began the process and provided initial input on the issues of greatest concern.
2. **Story Bus**: A unique outreach device, the Story Bus entailed a converted ARTS Bus featuring maps and displays about the planning process, and driven to a variety of community events.
3. **Interest Group / Focus Group Meetings**: These meetings primarily addressed zoning issues; attendees included architects, contractors, developers, land use attorneys, realtors, and homeowner association representatives.



APPENDICES

Appendix D: Community Participation Process

4. *Small Group Meetings:* These meetings addressed different geographic areas within and adjacent Downtown to discuss initial proposals for the Central District.
5. *Large Community Meetings:* Three large community meetings (with approximately 100 - 125 attendees each) dealt with the Central District Specific Plan at different stages of development.
6. *Open House:* Held on October 1, 2002 at the Pasadena Conference Center, this event allowed interested people the opportunity to review proposals for the Central District with staff and consultants. Concepts were summarized as a Central District Specific Plan Framework Document.
7. *Joint Subcommittee Meetings:* Issues and draft plans were reviewed by a Joint Subcommittee throughout the process; this group also advised staff on community outreach efforts. The Subcommittee consisted of two Planning Commissioners, two Transportation Advisory Commissioners, and two members of the Community Development Committee.
8. *Commission Meetings / Briefings:* Numerous Commission meetings, including informational presentations and workshops, have kept various City Commissions informed and engaged throughout the process of the "larger" planning effort. Of particular interest, the Central District Specific Plan Framework Document that was presented at the Open House, was reviewed by the Planning Commission, Design Commission, Transportation Advisory Commission, Community Development Committee, and Cultural Heritage Commission throughout October 2002.
9. *Public Hearings:* The Central District Specific Plan requires public hearings before the Planning Commission and City Council.



APPENDICES

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Chris Holden, Council Member
Steve Haderlein, Council Member
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APPENDICES

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Parsons Harland Bartholomew & Associates (Land Use support)
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Cotton Bridges Associates (Environmental Review)
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