

Attachment 6

NORTH LAKE SPECIFIC PLAN IMPLEMENTATION PLAN
STATUS AS OF JUNE 2007

Implementation Action	Status
PHASE I	
Formation of a North Lake Specific Plan Community Base Organization (CBO) to:	
- Be representative of the business, residential, and institutional community.	Northwest Programs Office assisted with formation of CBO initiated in 1997, and reinitiated in 1999. Lack of continued participation challenged the efforts. Currently, staff is working with North Lake Avenue businesses to organize a North Lake Business Association; group started meeting on first Monday every month since 12/05. - Residential community is represented on the North Lake Avenue Working Group, meets once a month.
- Improve the business climate by developing a targeted business plan for marketing existing businesses and attracting new private investment.	North Lake Business Village Association will include in work program
- Assist the Planning and Development Department, Public Works Department, and Housing and Development Department in the coordination, timing, and implementation of public improvements.	The process for implementation of public improvements involves coordination of efforts among various departments, as well as, input and feedback from stakeholders in the North Lake corridor. See Public Works improvements later in report. Note: North Lake has been included in the MTA Call for Projects for the 2007 Funding Cycle for additional public improvements.
- Develop a streetscape program to complement the public improvements scheme to include: benches, trash receptacles, newspaper dispensers, drinking fountains, bicycle racks, public art and craft elements, i.e., fountains, tiles, murals, and street pavers.	Phased improvements completed for street furniture, including benches and trash receptacles.
- Work with the Pasadena Police Department to improve safety through greater public and private patrol/response, commercial neighborhood watch, and the location of a police substation.	- The NW Office is working with the assigned police officers in the area to report crime and periodically attend working group meetings to report and discuss new crime-related issues that are brought to the attention of NW Office. - Police substation not established.
- Be notified of all commercial developments and commercial expansions (thresholds to be coordinated with the Planning & Permitting Department and the Housing & Development Department).	The NW Office maintains a monthly report, which provides an update of development projects in the area.
- Assist in identifying funding sources for joint public and private partnerships and private realm improvements.	NW Programs Office currently assisting in identifying funding sources through: 1) Redevelopment Project Area 2) Capital Improvement Program
- Include a North Lake business section in the Altadena/ Pasadena Enterprise Zone Newspaper to promote existing businesses	- The Enterprise Zone includes success stories for businesses along Lake Avenue at their semi-annual breakfast. - Pasadena Development Corp (PDC) newsletter includes

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and news of new businesses locating in the area.	articles on some North Lake businesses.
- Assist the Altadena/ Pasadena Enterprise Zone Office with a directory of both Lake Avenue businesses for advertising purposes.	Directory not assembled. Advertising of businesses may be undertaken by the North Lake Business Village Association
- Hire a retail recruitment specialist to be a "master broker" to promote revitalization of North Lake Avenue businesses and catalyze development in association with the CBO.	Marketing of businesses along North Lake and Washington will be determined by the Business Association. Staff is assisting on this task in the interim.
- Adopt a major tree planting schedule for the corridor (including tree lanes, tree peninsulas, tree strips, tree wells, landmark trees and medians).	Parks & Natural Resources Division maintains tree planting schedule. Public Works Department maintains schedule for tree lanes, tree peninsulas, tree wells. See phased public improvements later in report.
The installation of a traffic signal at Lake Avenue and Rio Grande has been added to the implementation program.	Traffic signal to be installed in 2007.
- Between Claremont Street and Washington Boulevard within the Lake Washington Redevelopment area, install a tree lane along the west side and a choker along the east side.	Funds not earmarked for entire street segment improvement - Listed in FY 2007 – 2012 CIP - Streets and Streetscapes
- Between Washington Boulevard and Rio Grande Street, install tree lane along the west side and a peninsula along the east side.	Completed.
- Resurfacing is planned for Claremont Avenue between Lake Avenue and Hudson Avenue Lake Avenue between Villa Street and Maple Street, and Washington Boulevard between Lake Avenue and Michigan Avenue	Resurfacing on Claremont between Lake & Hudson completed.
- Bicycle racks have been installed throughout the Plan area, and additional ones can be installed upon request.	Completed
- Planning & Development Department will continue restructuring of North Lake Plaza Shopping Center.	There are ongoing discussions with the property owners.

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- Planning & Development Department will utilize redevelopment funds to improve building facades through the Project Area Façade Improvement Program.	Façade improvement program established, and continues to operate within the Redevelopment Project Areas. Roma Gardens commercial center businesses most recent success story. Program currently being restructured to increase participation.
- Planning & Development Department to continue assistance for the Block 5 shared parking lot at the southeast corner of Lake Avenue and Washington Boulevard.	Staff has been meeting monthly with Block 5 businesses to address their concerns regarding crime, maintenance of the parking lot, and trash pick-up. North Lake Business Village Association will include Block 5 businesses and continue addressing their needs and concerns.
- Planning & Development Department to develop a four unit affordable townhouse project (Rio Grande Housing site) on underutilized parking lot.	Completed.
- Planning & Development Department to evaluate the re-use potential of the vacant Washington Theater building and implement a rehabilitation program. The final analysis for the re-use opportunities outlines the costs associated with specific land uses as determined by a community workshop process. The re-use study will ultimately be used to determine how a rehabilitation program might be implemented.	Re-use potential of Washington Theater evaluated. Staff is working with the developer on Theater re-use, mixed-use residential and commercial component, and potential for community space.
- Planning & Development Department to ensure that the exterior renovations are completed for the Washington Theater and parking acquired for preferred re-use alternative.	These improvements will be addressed as part of the re-use proposal for the Theater. Also see note above.
- Planning & Development Department will work with the Cultural Planning section to design plans and identify costs to install an edge repair/ pergola at the Food-4-Less parking lot to include a newsstand, espresso cart, benches, ATM, telephones and vendor carts.	While no progress has been made for "edge repair" improvements at Food-4-less, staff will consider application of edge repair design concept along other sections of the Corridor.
- Evaluate options for streetscape improvements along Washington Boulevard and Lake Avenue. Assist in capital improvements to improve substandard conditions.	Potential for streetscape improvements through the MTA Call for Projects for the 2007 Funding Cycle, following evaluation of streetscape improvements.
The Recreation and Parks Department to	Park Services specialist in on duty full time 5 days a weeks.

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<p>ensure that a full time Park Services Specialist continues to be on duty for Washington Park five days a week.</p> <p>Ensure the continuation of the many different activities and events the park now offers, and explore the addition of other programs to create a healthy family environment.</p>	<p>Range of activities and programs offered year round (organized sports, arts and crafts, tutoring, cultural enrichments, promotion of safe family activities, etc.) under the City programs. Washington Park Gardening Group has the lead for the development of the educational Center Kiosk and newly designed picnic area located southwest side of the park.</p>
<p>- Planning & Development Department will work with the Recreation and Parks Department to maintain effort to acquire underused or vacant land for permanent or interim use as neighborhood pocket parks and open space.</p>	<p>The Draft Pasadena Recreation and Parks Master Plan (August 2006) and the Green Space: Open Space, Parks and Recreation Element (April 2003) provide stated goals to acquire green spaces for neighborhood parks as well as other types of urban spaces in Northwest Pasadena. With adoption of these documents, more active and passive open space and park space should become available.</p>
<p>- The Current Planning Section will ensure that the Zoning Ordinance and map are revised to reflect all recommended changes set forth by the Specific Plan.</p>	<p>Completed.</p>
<p>- The Advance Planning Section collaborate with the Fire Department on Fire Station #33 to implement enhanced landscaping and other amenities that would enhance the station's presence at a key intersection in the Specific Plan area.</p>	<p>Station in preliminary redesign stage. Included in the FY 2007 – 2012 Capital Improvement Program for North Lake Specific Plan – Municipal Buildings and Facilities – Fire Station #33 Replacement/New Fire Administration Building – will include the addition of office space to house the Fire Department's Administrative Offices and Fire and Environmental Safety functions (72266, page 1.5 in CIP).</p>
<p>- The Design and Historic Preservation Section will adopt more design review (lower existing thresholds) in an expanded Lake/ Washington node (boundaries will exceed those of the redevelopment area) for new construction in public view and substantial exterior alterations.</p>	<p>Thresholds for Design Review in place for the Lake/Washington node require review of new construction and major rehabilitation and substantial alteration by the Planning and Development Director for structures up to and including 25,000 square feet, and by the Design Commission for structures over 25,000 square feet.</p>
<p>- The Design and Historic Preservation Section at a future date (5-year review of the Specific Plan) may adopt more design review (lower existing thresholds) for the southernmost area adjacent to the light rail station.</p>	<p>Changes to the Design Review thresholds are being considered as part of the Specific Plan amendments. Revision to the Design Guidelines are anticipated during fiscal year 2007.</p>
<p>- The Design and Historic Preservation Section will provide technical assistance to apply for</p>	<p>Due to the condition of the building, it does not qualify for tax credit, unless it is rehabilitated</p>

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tax credit incentives to assist in the rehabilitation of the Washington Theater.	
- The Design and Historic Preservation Section will collaborate with the Housing and Development Department to determine the eligibility of the Washington Theater on the National Register of Historic Places.	Washington Theater is undesignated but, it ineligible for listing on the National Register, if portions of the exterior were restored.
PHASE II	
Pedestrian lighting added to The Implementation Program	Completed on Washington between El Molino and Catalina, and on Orange Grove between Elmira and Mentor.
- Begin installing historic street lighting standards along Lake Avenue within the Lake/Washington Redevelopment area.	Historic pedestrian lights installed on Lake Avenue from Maple to Elizabeth.
- Between Orange Grove Boulevard and Boylston Street on Lake Avenue, install tree lanes on both sides of the street.	Bell to Boylston completed.
- Between Boylston Street and Mountain Street on Lake Avenue, install tree lanes on both sides of the street and a median island, to limit left turns on and off Lake and soften visual impact of the fast food business district.	Completed.
- Complete construction for pergola/edge repair at the Food-4-Less parking lot.	Refer to previous reference on page 3.
- Planning and Development Department to identify development program for the vacant parcel at 1400 North Lake.	Re-use analysis completed 2000, remains vacant. The study identified development potential; costs projections to develop a parking lot and development site. Property owners interested in redevelopment opportunities, however, not at this time.
- The Fire Department will proceed on plans to rebuild or remodel Fire Station #33. The Department will work with the Advance Planning Section to have an "open door" policy with the community as a potential neighborhood gathering place (community information access center, tot lot, etc.)	See earlier reference regarding redesign plans for Fire Station #33.
- Planning and Development Department will work with the Advance Planning Section, the Cultural Planning Section, and the Human Services Department on the determination of the preferred re-use alternative for the	Northwest Programs Office is managing the Theater Design Project. (See reference on page 3).

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<p>Washington Theater.</p> <ul style="list-style-type: none"> - Planning and Development Department in association with the Retail Recruitment Specialist will assemble conceptual site packages for vacant parcels in the Specific Plan area to market the sites to the development community. The priority list will be established by the CBO. 	<p>Site package updated and developed in 2004. Staff is continuing to contact property owners of vacant parcels to verify development.</p>
<ul style="list-style-type: none"> - The CBO will begin working with the neighborhoods surrounding the Specific Plan area to identify residential street entry locations for installation, potential funding mechanisms, and work with the City to facilitate the development review process. 	<p>Not initiated, because the effort depended on the CBO, which has not materialized.</p>
<ul style="list-style-type: none"> - Planning and Development Department to begin work on the "coordinated program of shared driveways and parking" in the Fast Food District. Begin seeking cooperation from the business owners to reduce area for driveways and parking to reduce traffic congestion and free up land for more useful, business-friendly purposes, such as expansion of services and garden eating areas. Encourage concept through "carrots" or incentives. 	<p>Initiated in 2004. Initial costs were prohibitive to franchise owners to redesign "Fast Food" District. Other funding mechanisms may become available as "carrots or incentives" to encourage initiation of the concept by property owners.</p>
<ul style="list-style-type: none"> - Provide a landmark tree at the center of Lake Avenue at Maple Street signifying the southern gateway to North Lake, and provide a pair of landmark trees at Elizabeth Street signifying the northern gateway to the Specific Plan area. 	<p>Requested Funding for Landmark trees included in the 2007 MTA Call for Projects. Further implementation depends on award.</p>
<ul style="list-style-type: none"> - The Department of Public Works and Transportation will work with the MTA on plans to design a transit plaza and park at Lake Avenue and the 210 Freeway, site of the future Blue Line Station. 	<p>Transit Plaza installed. Creates linkage between business districts. Decorative sidewalks and enhanced planters installed. Additional widening on both sides of bridge for bus pull out, loading and unloading. Clock Tower and benches planned for installation in summer of '07.</p>
PHASE III	
<ul style="list-style-type: none"> - Between Maple Street and Villa Street on Lake Avenue, install tree peninsulas along the east side. 	<p>Not yet completed. Included in the FY 2007 – 2012 Capital Improvement Program for North Lake Specific Plan Streets and Streetscapes. Parking Study to inform on future peninsula locations.</p>
<ul style="list-style-type: none"> - Between Villa Street and Orange Grove Boulevard on Lake Avenue, install tree peninsulas and intersection narrowing. 	<p>Not yet completed. Included in the FY 2007 – 2012 Capital Improvement Program for North Lake Specific Plan Streets and Streetscapes. Parking Study to inform on future peninsula locations.</p>

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Between Mountain Street and Claremont Street, install tree peninsulas on both sides of the street.	Portion of segment, between Boylston and Bell is completed.
CBO to work with the neighborhood associations on the identification and priority of desired neighborhood place making opportunities called out in the Specific Plan as a "menu of choices" (such as pedestrian routes, through-block access ways, residential street plazas, sidewalk fruit stands, juice bars, and a farmer's market.	Currently under discussion as the North Lake Business Village Association sets goals.
PHASE IV	
Planning & Development Department will work to provide for new parking lot on Prime Court.	The intent is to combine the vacant lot with the proposed Washington Theater project and use it for parking for the project.
Between Rio Grande and Elizabeth Street, install tree lanes on both sides.	Completed 1998.

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Attachment 7

Community Participation

Several meetings were held with the North Lake Specific Plan Working Group, as well as smaller neighborhood meetings, and two community meetings to get feedback on the proposed amendments. There was community support for most of the staff recommendations for the proposed amendments. While many of the issues have been resolved through this process, some diverse opinions still exist for three areas that have emerged as additional areas of interest in the community, due to adjacency of residential neighborhoods. (See Attachment 4)

For Segment 3, Lake Avenue between Mountain Street and Orange Grove Boulevard, the community expressed interest in setting height limits at a maximum of 30 feet for commercial uses only and no mixed-use, and the Specific Plan commercial designation of three parcels (two with residential land uses and one with a commercial land use) located at the northwest corner of Mentor Avenue and Orange Grove Boulevard. There was interest in rezoning these parcels to single family residential to be more compatible with the surrounding residential neighborhood. There was expressed interest in changing the design review threshold to improve the quality of development in this segment as well as the entire Specific Plan area.

The staff recommendation has been revised to concur with the Planning Commission recommendation to allow a maximum of 30 feet for commercial and mixed-use to provide an opportunity for housing. The Planning Commission concurred with the staff recommendation to rezone the three parcels located at the northwest corner of Mentor Avenue and Orange Grove Boulevard to RM-16 (16 units per acre), as an appropriate density, and reasonable transition between the density of 32 units per acre allowed in the commercial corridor to the east, and the RS-6, single family residential to the east. Further, the Planning Commission concurred with the staff recommendation, that design review should be required for New construction, Major Rehabilitation, and Substantial Alterations of existing structures within the Specific Plan area, as currently required for the Lake/Washington Sub- area.

For Segment 5, East Washington Boulevard, north side from El Molino Avenue to Palm Terrace, the community continued to support the proposed zone change from commercial (Commercial limited) to allow residential only uses at a maximum density of 32 units per acre (density currently permitted by the Specific Plan). Some in the community expressed interest in reducing the density from 32 units per acre to 16 units per acre.

The Planning Commission concurred with the staff recommendation to maintain the density of 32 units per acre, as currently permitted by the Specific Plan.

For Segment 6, East Washington Boulevard between Mentor Avenue and Catalina Avenue, there was expressed interest in allowing residential uses only, reducing the height and density from 48 units per acre to RS-6 along the south side to be more compatible with the adjacent residential neighborhoods. The

community was further concerned about the preservation and re-use of existing bungalows (two on the north side, and one on the south side). There was interest to include them within the existing Landmark Districts.

The Planning Commission concurred with the staff recommendation to rezone the parcels on the south side to RM 16 (16 units per acre) as an appropriate and more compatible residential zoning designation with the adjacent single family residential uses.

The community was interested in further examination of the tree peninsulas in association with the upcoming parking study to be conducted for the Specific Plan area. It was noted that the parking study could provide essential information on the future locations of the peninsulas. Ongoing maintenance issues were noted as an additional concern.

Public Works staff will follow up on this concern.