

## **ATTACHMENT F**

### **Compliance of the Revised Project with the Central District Specific Plan and the General Plan**

There are broad areas of compliance that are applicable to the project, which are summarized immediately below. The Revised Project complies with specific Policies, Objectives, and Guidelines of the Central District Specific Plan and the General Plan, respectively, which are listed after the summary.

#### **Economic Development**

The Central District (CD) has been targeted for growth with development of projects with substantial floor area and/or density that are compatible downtown character of the area. The Revised Project is a comprehensive commercial development with a combination of office, restaurant, and retail uses and a subterranean parking garage. The substantial office development will create approximately 695 jobs. The employees in the development will use the services (retail, restaurant, etc.) in the vicinity and strengthen the business activity in the vicinity. The retail uses will draw additional customers to the Playhouse District and enhance and reinforce the pedestrian retail character of Colorado Bl. and El Molino Ave. The new building construction and associated uses will create commercial vitality on a prominent corner site that is currently underutilized.

#### **Transit-Oriented Development**

The Revised Project is located in a Transit-Oriented Development (TOD) area in which employees and visitors to the new building can utilize mass transit modes (MTA Gold Line, ARTs bus service, MTA bus service) to access the site. City plans target the Central District for substantial new building floor area to take advantage of mass transit. In addition, the project provides on-site bicycle storage facilities for cyclists.

#### **Site Planning, Pedestrian Orientation, Design**

The Revised Project includes two publicly accessible courtyards. These courtyards reduce building mass in proximity to the historic Playhouse on El Molino Avenue. The ground floor restaurant and retail uses and storefronts strengthen the continuity of the retail character on Colorado Bl. and El Molino Ave.

#### **Specific Policies, Goals, Objectives, Guidelines:**

##### **General Plan Policies:**

1.1 and 10.1 – Targeted Development Areas: Geographical areas have been identified where the bulk of future economic development is to occur.

1.2 – Specific Plans: For identified target development areas, a principal implementation tool, utilize Specific Plans containing development standards, distribution of land uses, infrastructure requirements and implementation measures.

1.3 and 10.2 - Transit-Oriented and Pedestrian-Oriented Development: Within targeted development areas, cluster development near light rail stations and along major transportation corridors thereby creating transit-oriented development “nodes” and encouraging pedestrian access.

5.7 – Enhanced Environment: Development should be shaped to improve the environment for the public; it should support the distinctiveness of the locality and region as well as the special characteristics of the existing fabric of the site’s immediate surroundings.

5.10 – Spatial Attributes: Promote development that creates and enhances positive spatial attributes of major public streets, open spaces, cityscape and mountain sight lines and important “gateways” into the City.

10.3 - Business Expansion and Growth.

10.0 – Healthy Business Community.

10.10 - Regional Center.

11.2 - Employment Diversity.

11.7 – Increase jobs.

12.1 - Encourage Retail Tax.

Central District Specific Plan Objectives:

11 – Provide economic opportunity.

12 – Diversify downtown economy.

13 – Encourage business retention.

14 – Promote job growth.

15 – Maintain fiscal health.

Central District Specific Plan Public Realm Design Guidelines:

CC 1.1: Reinforce the spatial definition and social vitality of streets and important public space through compact development patterns.

CC 1.2: Provide sufficient building height and mass to spatially define public streets and civic spaces; establish a strong relationship between buildings and streets.

CC 1.3: Encourage infill development and retention of buildings that define the street and contribute to an urban identity.

CC 2.2: Orient building entrances toward public space, and encourage adjacent ground floor uses that animate and enliven the space.

CC 2.5: Create strong physical connections between public space and neighboring development.

CC 3.1: Regard sidewalks and paths as unifying elements throughout Downtown; design and locate pathways and walks to promote physical continuity and connection.

CC 3.2: Promote new development that extends existing circulation patterns and connects important centers of activity.

CC 6.1: Emphasize infill development of vacant or underdeveloped land, specially projects that will promote a distinctive urban character.

CC 6.2: Support infill development that visually unifies the street; respect the street-oriented development patterns of existing buildings.

SP 1.1: Provide for the functional and visual integration of building, services, vehicular access and parking, and “outdoor rooms” such as plazas, fore-courts, interior courtyards, and passages.

SP. 2.1: Locate and orient buildings to positively define public streets and civic spaces, such as public plazas; maintain a continuous building street wall and in general limit spatial gaps to those necessary to accommodate vehicular and pedestrian access.

SP 3.7: Link adjoining outdoor spaces with comfortable paths and walks to create a network of spaces.

SP 6.1: Encourage subterranean and structured parking.

Central District Specific Plan - Pasadena Playhouse Sub-district Design Guidelines:

G1: Build intensity along Colorado Boulevard.

G2: Reduce parking's visual appearance.

G3: Introduce courtyards and passages.

Sub-district Concept: Pasadena Playhouse (Section 7 of Central District Specific Plan):

Mixed-use development: A mixture of land uses, including urban housing, vertical mixed-use development projects and non-traditional housing types (i.e., work-live and loft style housing) will encourage full-time vitality that is in keeping with the culture and arts orientation of the area. Dwelling, working, commerce and recreation are all activities that should take place within the Sub-district.

Pasadena's Main Street: The physical orientation, massing and form of buildings along Colorado Boulevard should also communicate the unique cultural and arts identity of this particular area. An important measure will be to improve retail continuity along the street, as well as introduce new upper story residential and office development in support of retail activity; residential uses are not permitted on the ground floor along Colorado Boulevard.

Improve sidewalk connections with Colorado Boulevard; connecting side streets that will draw pedestrians from residential areas located to the north and south, including El Molino Avenue. Streetscape enhancements and infill development that will make the Sub-district's streets more appealing and close gaps in the street wall are recommended.