

Agenda Report

August 15, 2022

TO: Honorable Mayor and City Council

FROM: City Manager's Office

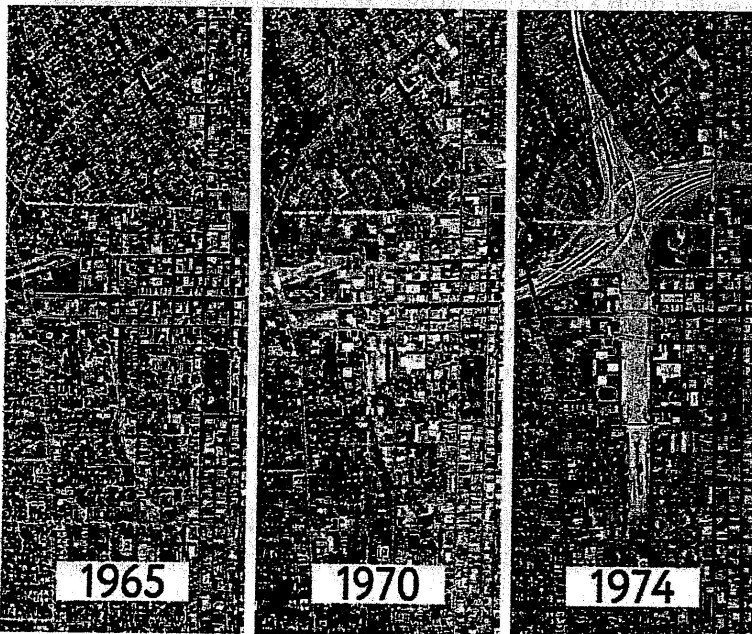
SUBJECT: PLANNING PROCESS FOR THE RELINQUISHED 710 PROPERTY

RECOMMENDATION:

This is for information only. No action is requested at this time.

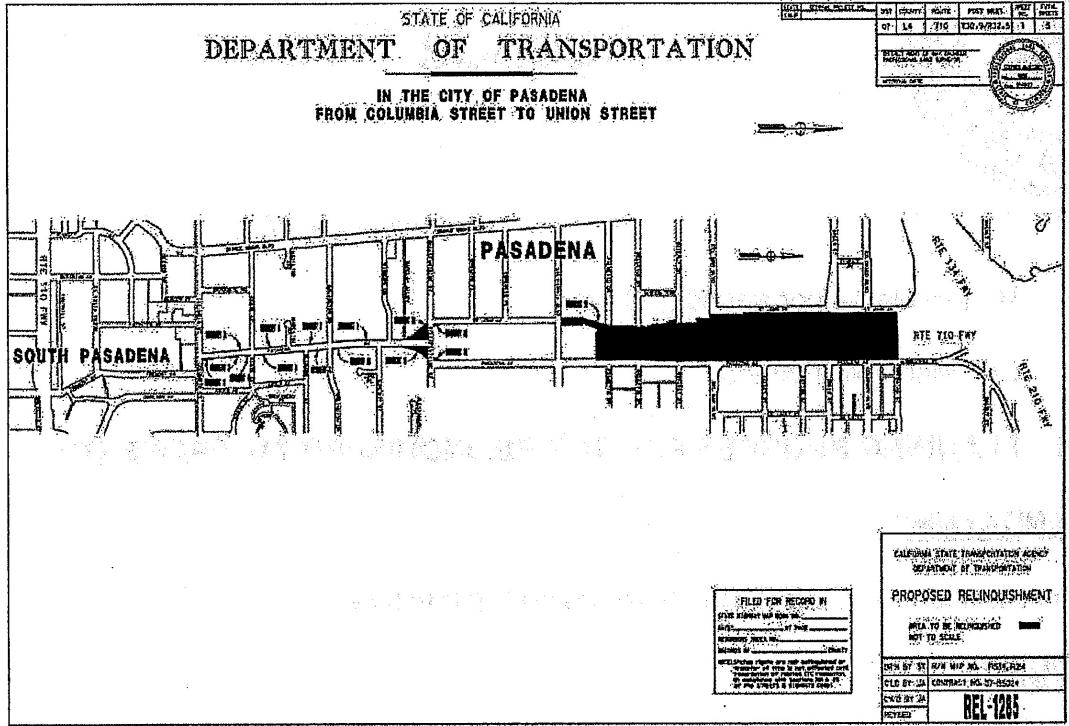
BACKGROUND:

In 1964, the State of California seized a half-mile of the City's land and began the process of demolishing hundreds of homes and established communities to extend the State Route 710N to Routes 110, 134 and 210.



Nearly 60 years later, on June 29 of this year, the California Transportation Commission approved the relinquishment of a portion of this property back to the City.

The approximate 40-acre area that has been relinquished is shown on the map below.



There are currently a number of transitional mobility projects being considered that will allow for the continued safe vehicular access in and around the former State right-of-way area. These projects are currently going through public input phase and will be going to the Transportation Advisory Commission and to City Council in September, 2022.

PLANNING FOR THE FUTURE:

Now is the time to begin the planning for what the future of this area will be. A well informed planning process would involve community engagement, Task Force involvement and Commission input resulting in an adopted Vision for the area followed by a Plan and regulations to implement the vision. Given that this is a project that will span multiple City Departments, the City Manager’s Office will serve as project lead and work collaboratively to ensure sharing of vital information and to provide guidance across Departments.

ESSENTIAL CONSIDERATIONS AND GUIDING PRINCIPLES:

The relinquishment represents a once in a lifetime opportunity to re-stitch the fabric of our community that was torn apart by the State and establish a new vision for its future.

ESSENTIAL CONSIDERATIONS

While the land use considerations for this area are of the utmost importance, there are many important factors that must be evaluated as the City begins to develop a comprehensive Planning Document to guide the future of the former 710 property.

- **Land Use:**
 - Form and scale of future development
 - Mix of uses (housing, commercial, open space, mobility hub)
 - Affordable housing opportunities
 - Consider the need for parks and emergency services
- **Mobility:**
 - Mobility network must connect users to existing freeway system
 - Consideration of multi-modal transportation options
 - Balance land use and engineering solutions with mobility options
- **Engineering and Utilities:**
 - Understand the feasibility (cost and engineering) of filling in the ditch to re-establish a homogenous topography with surrounding property
 - Explore filling in only portions of the ditch as may be required to implement engineering solutions
 - Identify the different outcomes of land use and mobility depending on final topography
 - Understand special factors presented by engineering solutions that may impact utilities to serve future development
- **Financing/Economics:**
 - Explore and document potentially viable funding options, including:
 - Enhanced Infrastructure Financing District (EIFD)
 - Public Private Partnerships
 - Identify other options for future development including pros and cons of each
- **Removal of Established Communities:**
 - Understand, acknowledge and accurately document the history of this area
 - Identify potential policies/considerations in response to this history

Other considerations include coordination and discussion with other agencies such as California Department of Transportation (Caltrans), Los Angeles Metropolitan Transportation Authority (LA Metro), Southern California Association of Governments (SCAG) and the Federal Highway Administration (FHWA), among others.

GUIDING PRINCIPLES

In analyzing and evaluating the above factors and developing a plan for the future of the relinquished property, it is important that Staff, Commissions, and any Task Forces that may be created use City Council adopted and stated Principles/Policies, which include:

- **Diversity, Equity, Inclusion:** Incorporation of diversity, equity and inclusion in the public outreach process as well as proposed solutions;
- **Social Justice:** Ensure consideration and implementation of affordable housing solutions within any adopted future plan; and
- **Sustainable/Green Development:** Proposed plans for this area should consider and implement strategies for new development to reduce greenhouse gas emission and adapt to climate change.

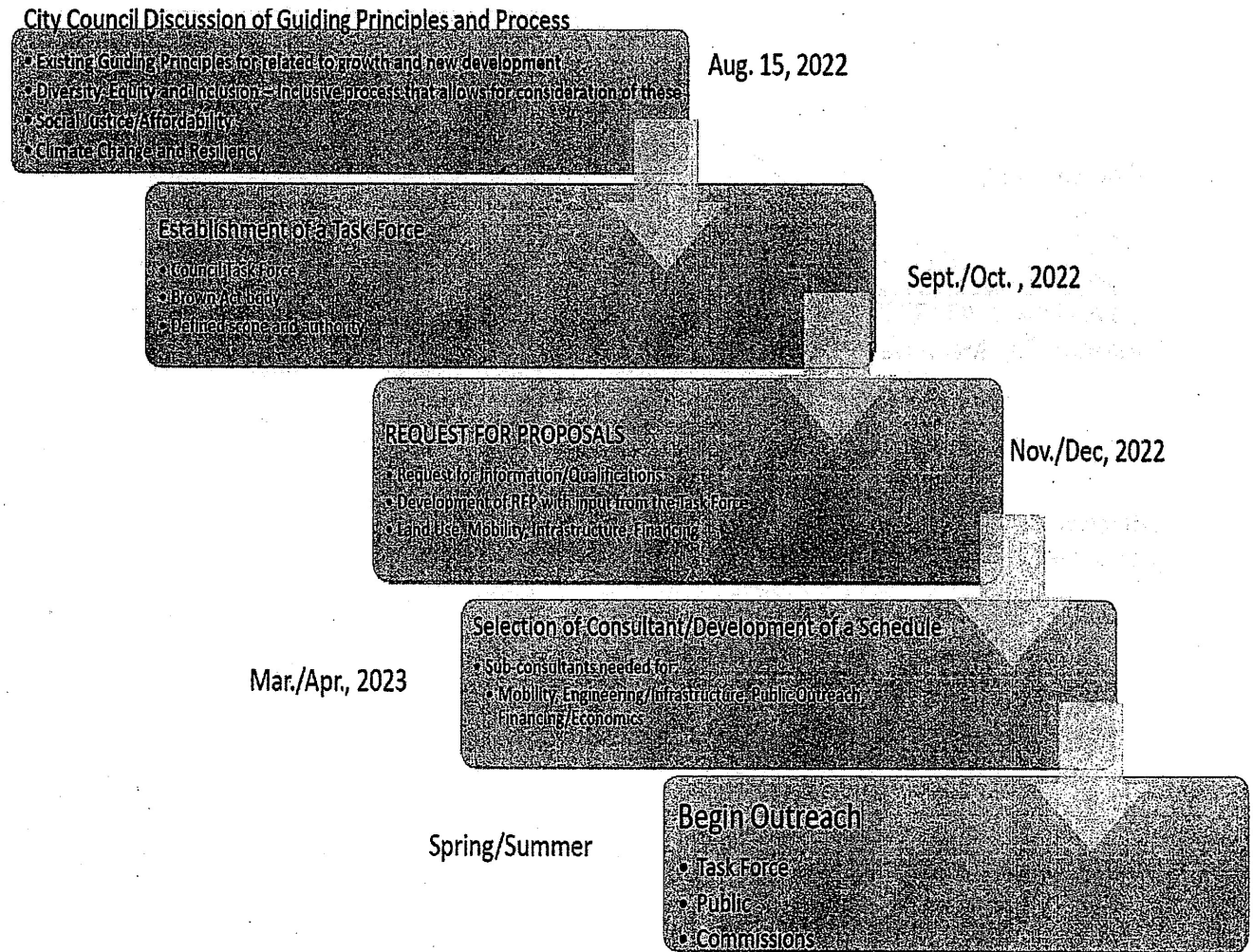
In addition to the above, it is important that the development of future plans for this area include adopted Guiding Principles located within the Land Use Element (the below are adapted from the 8 Guiding Principles of the General Plan, Attachment A):

- **Growth:** Higher density development will be directed away from residential neighborhoods. These areas will have a diverse housing stock, job opportunities, exciting districts with commercial and recreational uses, and transit opportunities. New development will build upon Pasadena's tradition of strong sense of place, great neighborhoods, gardens, plazas, parks, and trees.
- **Historic Resources:** Citywide, new development will be in harmony with and enhance Pasadena's unique character and sense of place.
- **Economically Vital:** Pasadena will provide jobs, services, revenues, and opportunities. A diverse economic base with jobs for Pasadena residents will be fostered; existing businesses will be encouraged to stay or expand; affordable housing will be provided for the labor pool; the continued fiscal health of the city will be ensured.
- **Sustainable:** Pasadena will be a socially, economically, and environmentally sustainable community. Safe, well designed, accessible and human-scale residential and commercial areas will be provided where people of all ages can live, work and play. These areas will include neighborhood parks, urban open spaces and the equitable distribution of public and private recreational facilities; new public spaces will be acquired. Human services will be coordinated and made accessible to those who need them.
- **Multi-Modal:** Pasadena will be a city where people can circulate without cars. Specific plans in targeted development areas will emphasize a mix of uses, pedestrian activity, and transit; public and private transit will be made more available; neighborhood villages and transit villages will reduce the need for auto use.
- **Community Participation:** Community Participation will be a permanent part of achieving a greater city. Citizens will be provided with timely and understandable

information on planning issues and projects; citizens will directly participate in shaping plans and policies for Pasadena's future.

NEXT STEPS:

Staff will bring forward a separate report providing options that the Council may wish to consider to establish a Task Force(s). Given the unique opportunities that this project presents, it may be desirable to establish one task force to address land use/planning aspects of the project and a separate task force to help guide the work related to the displaced communities. Below is a simple timeline and steps leading up to outreach.



FISCAL IMPACT:

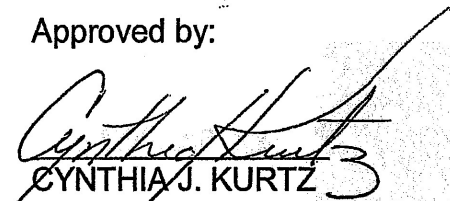
This item is for information purposes only. There is no fiscal impact associated with this report.

Respectfully submitted,



DAVID M. REYES
Acting Assistant City Manager

Approved by:



CYNTHIA J. KURTZ
Interim City Manager

Attachment:

Attachment A – Guiding Principles of the Land Use Element

Attachment A

Guiding Principles of the Land Use Element

City of Pasadena General Plan

SECTION 1: LAND USE ELEMENT GOALS AND POLICIES

August 18, 2015

GUIDING PRINCIPLES

Pasadena's General Plan Land Use Element is grounded by the following Guiding Principles that cumulatively represent the community's vision for the future. The Guiding Principles were developed through an extensive program of community outreach and input conducted over a six year period.

1. Growth will be targeted to serve community needs and enhance the quality of life. Higher density development will be directed away from residential neighborhoods and into the Central District, Transit Villages, and Neighborhood Villages. These areas will have a diverse housing stock, job opportunities, exciting districts with commercial and recreational uses, and transit opportunities. New development will build upon Pasadena's tradition of strong sense of place, great neighborhoods, gardens, plazas, parks, and trees.
2. Pasadena's historic resources will be preserved. Citywide, new development will be in harmony with and enhance Pasadena's unique character and sense of place. New construction that could affect the integrity of historic resources will be compatible with, and differentiated from, the existing resource.
3. Pasadena will be an economically vital city by providing jobs, services, revenues, and opportunities. A diverse economic base with jobs for Pasadena residents will be fostered; existing businesses will be encouraged to stay or expand; affordable housing will be provided for the labor pool; the continued fiscal health of the city will be ensured.
4. Pasadena will be a socially, economically, and environmentally sustainable community. Safe, well designed, accessible and human-scale residential and commercial areas will be provided where people of all ages can live, work and play. These areas will include neighborhood parks, urban open spaces and the equitable distribution of public and private recreational facilities; new public spaces will be acquired. Human services will be coordinated and made accessible to those who need them.
5. Pasadena will be a city where people can circulate without cars. Specific plans in targeted development areas will emphasize a mix of uses, pedestrian activity, and transit; public and private transit will be made more available; neighborhood villages and transit villages will reduce the need for auto use.
6. Pasadena will be a cultural, scientific, corporate, entertainment and education center for the region. Long-term growth opportunities will be provided for existing institutions; a healthy economy will be fostered to attract new cultural, scientific, corporate, entertainment and educational institutions.
7. Community Participation will be a permanent part of achieving a greater city. Citizens will be provided with timely and understandable information on planning issues and projects; citizens will directly participate in shaping plans and policies for Pasadena's future.
8. Pasadena is committed to public education and a diverse educational system responsive to the broad needs of the community.