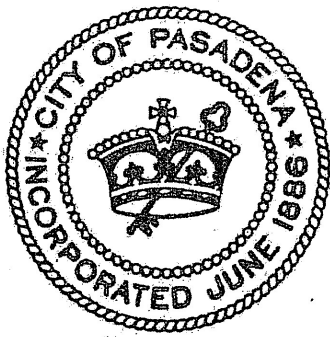


ATTACHMENT A

AGENDA REPORTS DATED AUGUST 15, 2022, SEPTEMBER 19, 2022,
AND JANUARY 9, 2023



Agenda Report

August 15, 2022

TO: Honorable Mayor and City Council

FROM: City Manager's Office

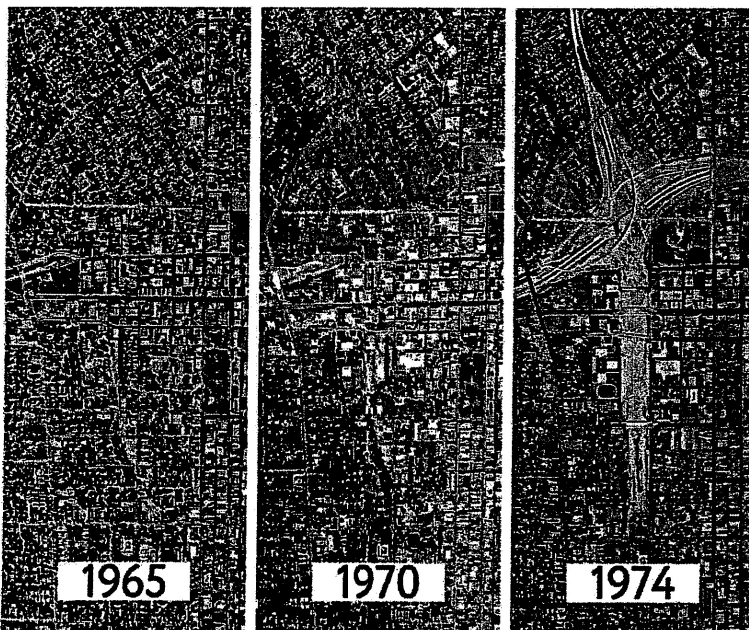
SUBJECT: PLANNING PROCESS FOR THE RELINQUISHED 710 PROPERTY

RECOMMENDATION:

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

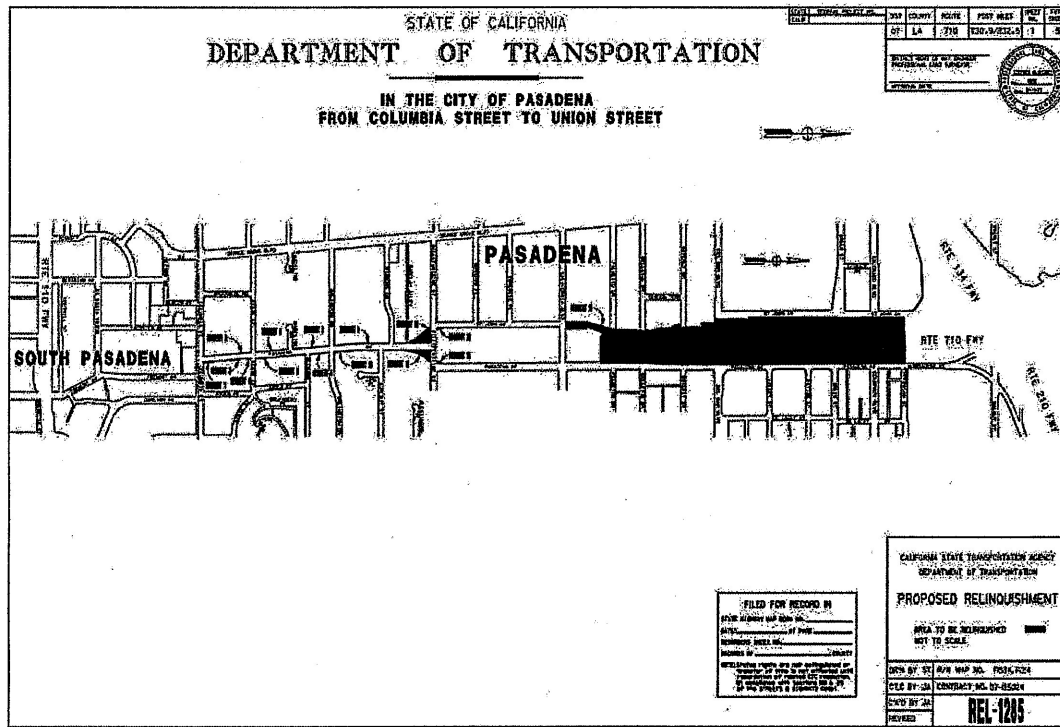
BACKGROUND:

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.

City Council Discussion of Guiding Principles and Process

- Existing Guiding Principles for related to growth and new development
- Diversity, Equity and Inclusion – Inclusive process that allows for consideration of these
- Social Justice/Affordability
- Climate Change and Resiliency

Aug. 15, 2022

Establishment of a Task Force

- Council Task Force
- Brown Act body
- Defined scope and authority

Sept./Oct., 2022

REQUEST FOR PROPOSALS

- Request for Information/Qualifications
- Development of RFP with input from the Task Force
- Land Use, Mobility, Infrastructure, Financing

Nov./Dec, 2022

Selection of Consultant/Development of a Schedule

- Sub-consultants needed for:
- Mobility, Engineering/Infrastructure, Public Outreach, Financing/Economics

Mar./Apr., 2023

Spring/Summer

Begin Outreach

- Task Force
- Public
- Commissions

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

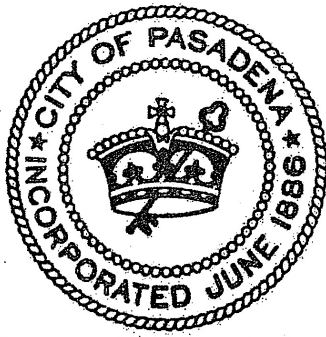
Approved by:



CYNTHIA J. KURTZ
Interim City Manager

Attachment:

Attachment A – Guiding Principles of the Land Use Element



Agenda Report

September 19, 2022

TO: Honorable Mayor and City Council

FROM: City Manager's Office

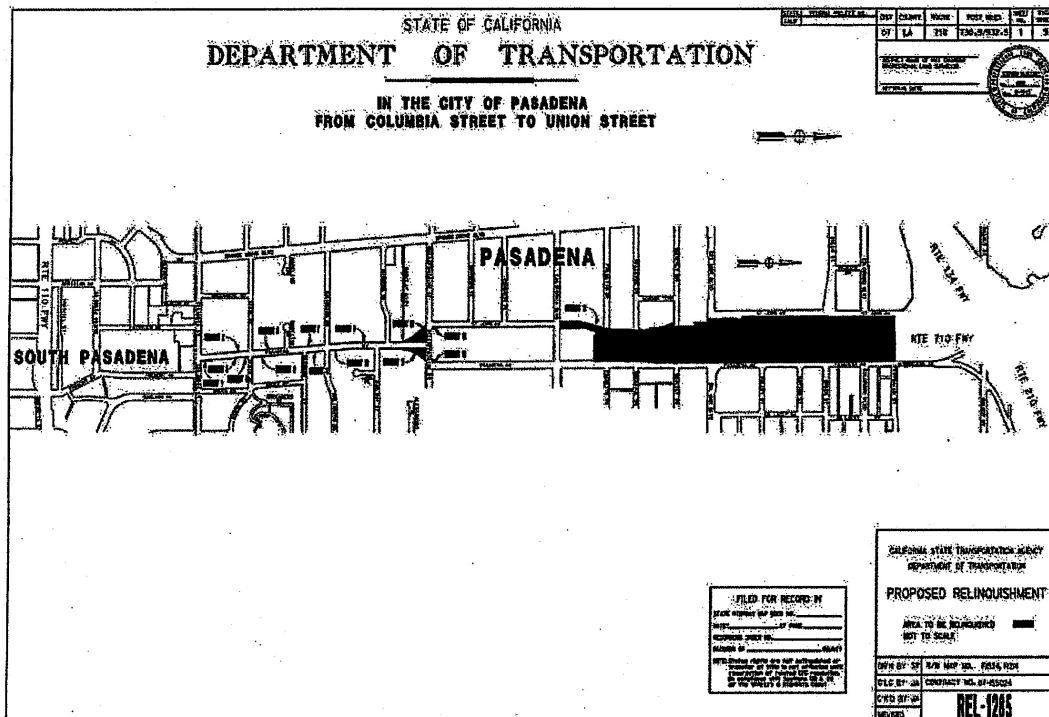
SUBJECT: PLANNING PROCESS FOR THE RELINQUISHED 710 PROPERTY

RECOMMENDATION:

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

BACKGROUND:

This report supplements the report provided for the City Council's information on August 15, 2022 (Attachment A) and provides additional information regarding the planning process for the land that was relinquished by the California Transportation Commission on June 29 of this year.



As indicated in the previous report, the process will involve a robust outreach process and is anticipated to span 3 years to develop the City's vision for the area and several more before any development would occur. The process will be led by the City Manager's Office and will involve input from the public, Council Task Force(s), Commissions and a variety of City Departments.

PHASED APPROACH TO PROJECT DEVELOPMENT

The planning process will require a phased approach to achieve the goal of a new Specific Plan or Master Plan document to guide any future development of the area. The RFP may be developed to include each of the phases collectively or individually to provide maximum flexibility in securing the best team of consultants for the City.

Phase 1: Technical Feasibility Study

Key Considerations

- *Can the ditch be filled in?*
- *How can the cost of infrastructure be funded?*
- *Can the project generate revenue to enhance City services such as providing dedicated funding for affordable housing?*

Phase 2: Vision Plan

Develop Goals and Policies

- *Establish a new network of streets, blocks, and green space to reconnect the disconnected sides of the city;*
- *Ensure that future development is sensitive to the surrounding context (scale, mass, form)*
- *Ensure that future development results in benefits for the greater Pasadena Community*

Phase 3: Specific Plan and EIFD/Infrastructure Plan

Create New Development Standards and Financing Plan

- *Development of a Form-Based Specific Plan to implement the Vision plan*
- *Development of Enhanced Infrastructure Financing District*

Multi-Phase, Multi-Year. As indicated below, we are at the infancy of a process that will involve a multi-year planning effort. Subsequent to the planning and visioning exercises, it will likely take several years to complete required infrastructure for the area, followed securing the necessary planning entitlements and construction permits. This would then be followed by several more years to actually construct a project. It would not be unreasonable to assume that we will not see any development in this area in the next 10 years. The below illustrates the steps and timing for each phase.

PHASE 1 – FEASIBILITY ANALYSIS	<i>Start: Spring 2023</i> <i>Duration: Approximately 9-12 months</i>
PHASE 2 – VISION PLAN	<i>Start: Spring 2024</i> <i>Duration: Approximately 9-12 months</i>
PHASE 3 – SPECIFIC PLAN/INFRASTRUCTURE	<i>Start: Spring 2025</i> <i>Duration: Approximately 12-18 months</i>

*Future development may be 8-10 years away

NEXT STEPS:

CITY COUNCIL TASK FORCE: 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 separate task forces to address: infrastructure/feasibility; land use/planning; and the work related to the displaced communities.

FISCAL IMPACT:

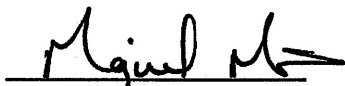
This item is for information purposes only. There is no fiscal impact associated with this report.

Respectfully submitted,



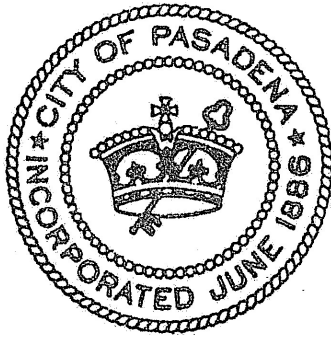
DAVID M. REYES
Acting Assistant City Manager

Approved by:



MIGUEL MARQUEZ
City Manager

Attachment:
Attachment A – Agenda Report, August 15, 2022



Agenda Report

January 9, 2023

TO: Honorable Mayor and City Council
FROM: City Manager's Office
SUBJECT: 710 Planning Working Group/Task Force

RECOMMENDATION:

It is recommended that the City Council:

- 1) Find that the action proposed herein is not a project subject to the California Environmental Quality Act ("CEQA") pursuant to CEQA Section 21065 and State CEQA Guidelines Sections 15060(c)(2) and (c)(3), and 15378 of the State CEQA Guidelines; and
- 2) Provide direction to staff regarding the creation of a 710 working group.

EXECUTIVE SUMMARY:

At its meeting of September 19, 2022, the City Council received a report regarding the process and planning for the City-owned property which was formerly 710 freeway right-of-way (the Council previously received an update on August 15, 2022). This report provides a revised sequencing approach based on Council discussion and sets forth a proposed process for the creation of a 710 working group as follows:

- The Sequencing of Analysis: Feasibility; Visioning; and Technical Documents (Specific Plan, EIR, Financing Plan);
- Recommendations/Options for a City Council Task Force; and

Previous Agenda Reports attached (Attachments A and B).

SEQUENCING:

Previous Agenda reports have identified the planning sequence as follows: 1) Feasibility Studies (Infrastructure/Financing); 2) Visioning/Concept Plan; and 3) Technical Documentation.

At its previous meeting, the Council provided additional important perspectives regarding the sequencing of the analysis. The discussion focused on the importance of ensuring that the concept vision be given prominence in the process and be informed by feasibility studies as well as community, working group, and Commission input and ultimately Council policy direction. The Council articulated the following refined sequencing:

1. Development of a Draft Concept Plan that would include the future land uses (housing, commercial, institutional open space), massing and scale of new development as well as the transportation network and other important
2. Feasibility Analysis to include understanding of potential infrastructure needs and costs, market analysis and preliminary financing options (based on Draft Concept Plan) to be analyzed synchronously.
3. Specific Plan/Environmental Clearance Document
4. Infrastructure/Financing Plan/Other tools

The Council discussed the following general approach.



710 WORKING GROUP:

One of the General Plan's eight Guiding Vision Statements says that:

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.

Community engagement will be an integral part of developing a model for the former 710 property and creating a working group will be an important step in the civic participation process. It is envisioned that the City Council would appoint residents to an advisory group that would be limited in duration to coincide with the completion of the 710 planning process. It envisioned that the working group would be a Brown-Act body for the purposes of transparency and would be advisory to the City Council to provide high-level input on the vision, land use, transportation network, and related key policy topics for the project area.

Consistent with Council's recent direction, and in recognition of the city-wide significance of this planning process, staff recommends that a 710 working group be established that is comprised of a diverse cross section of community members with consideration of their background, expertise (both professional and volunteer), and the number of members to be appointed.

1. Expertise/Background: The Council may wish to consider the professional background or expertise of members, which may include:
 - a. Urban Design/Planning/Architecture;
 - b. Historic Preservation;
 - c. Landscape Architecture;
 - d. Transportation Planning;
 - e. Outdoor/Childhood Education
 - f. Economic Development;
 - g. Development/Real Estate Finance
 - h. Engineering/Construction;
 - i. Housing; and
 - j. Community Advocacy.
2. Number of Members: the size of the working group is important in that it needs to be large enough to include a diverse representation of community members with relevant expertise, but small enough to avoid potential impediments to having productive and meaningful.

In consideration of the above factors, staff recommends that the working group be comprised of 11 members that satisfy all, if not most of the above areas of expertise. Councilmembers may submit candidate names to the City Manager's Office to assist in the coordination of the group's composition. It is recommended that each Councilmember nominate one individual with the balance to be nominated by the Mayor towards the goal of ensuring a well rounded working group. Subsequent to coordination and consultation with Councilmembers and the Mayor, staff will provide the names of the Working Group members.

FISCAL IMPACT:

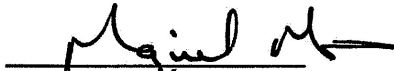
There is no fiscal impact associated with this action.

Respectfully submitted,



DAVID M. REYES
Acting Assistant City Manager

Approved by:



MIGUEL MÁRQUEZ
City Manager

Attachments:

Attachment A – Agenda Report, August 15, 2022

Attachment B – Agenda Report, September 19, 2022