



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:**

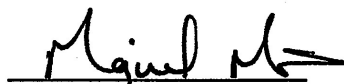
This item is for information purposes only. There is no fiscal impact associated with this report.

Respectfully submitted,



DAVID M. REYES  
Acting Assistant City Manager

Approved by:



MIGUEL MARQUEZ  
City Manager

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