

CONSIDERATION OF RECONNECTING PASADENA 710 VISION PLAN FOR THE RELINQUISHED 710 STUB PROPERTY

City Council
April 13, 2026
Item # 16





Presentation Overview

Office of the City Manager

- Present staff & Reconnecting Communities 710 Advisory Group recommendations:
 - Outline steps & actions needed to advance implementation of 710 Vision Plan
- 710 Vision Plan Clarifying Questions & Responses
- Summary of next steps
- Council direction on next phase of 710 Stub development



Recommendations

Office of the City Manager

2.

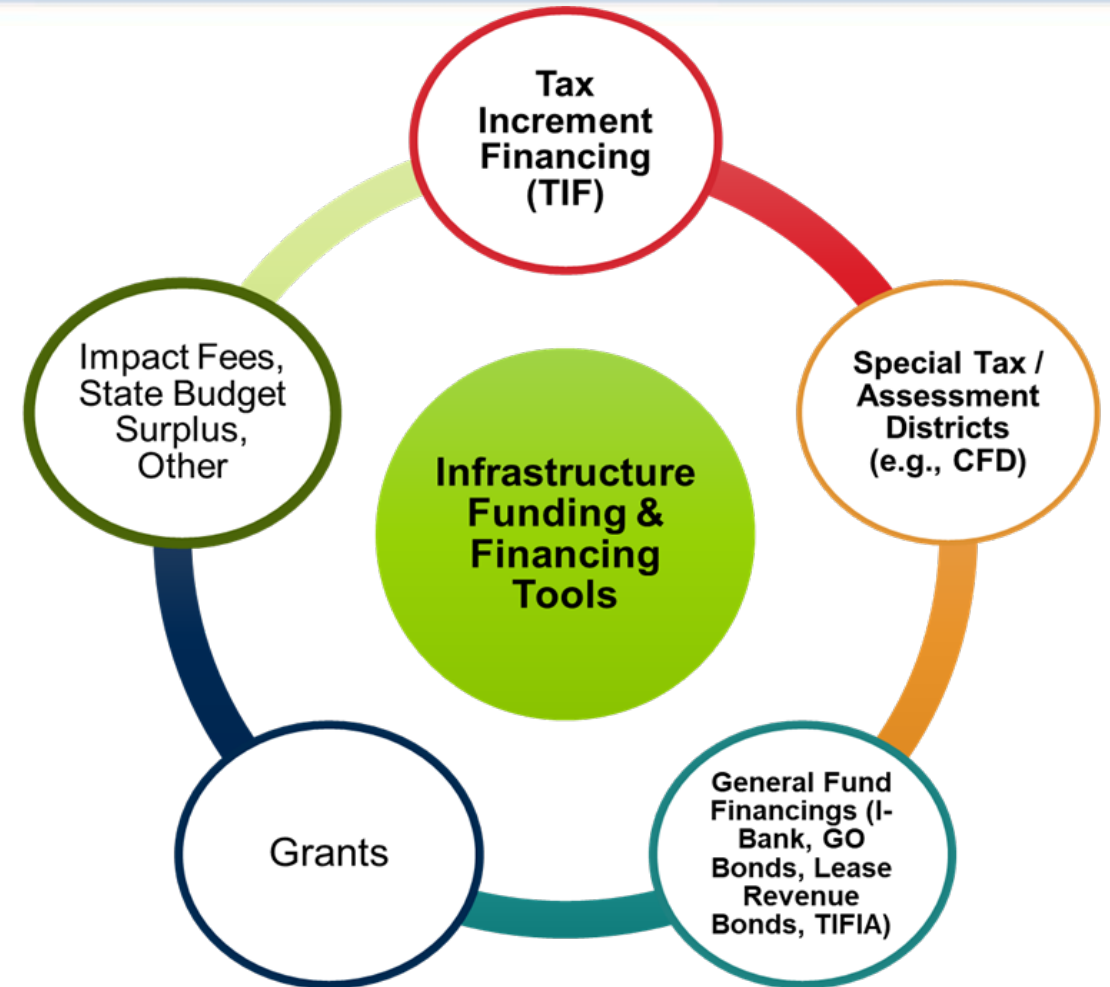
- a) Transition land use concepts from Vision Plan to Planning Department & other relevant Departments, & initiate environmental analysis, entitlements, & regulatory requirements



Recommendation

Office of the City Manager

b) Direct staff to continue to develop & recommend financing mechanisms for developing 710 Stub area



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Recommendation

Office of the City Manager

- c) Direct that 710 Stub area become City's first sustainable, resilient & carbon neutral district



US GREEN BUILDING COUNCIL—LEED
FOR CITIES AND COMMUNITIES



INTERNATIONAL WELL BUILDING INSTITUTE
THE WELL COMMUNITY STANDARD



Recommendation

Office of the City Manager

- d) Initiate work on options for Council consideration of an implementation/governance structure to guide development, management & operations of 710 Stub area



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Recommendation

Office of the City Manager

- e) Acknowledge past harms to former residents, businesses & institutions required to vacate relinquishment & surrounding areas & other areas citywide to clear the path for freeway construction



Recommendation

Office of the City Manager

- f) Research & detail all targets, goals & programs delineated in *Restorative Justice Framework* of Vision Plan for consideration of implementation of Citywide approach – inclusive of the 710 Stub area – to restorative justice. This includes targets for affordable housing, creation of a community oversight committee, a community benefits planning framework, policies for wealth generation through home & business ownership, business development support, workforce development, & other public benefits through Restorative Justice



Other Recommendation

Office of the City Manager

Regularly provide Council with progress updates & seek direction regarding all aspects of overall Reconnecting Pasadena program



Other Recommendations

Office of the City Manager

Set a goal of developing a minimum of 1,800 residential units in the relinquishment area to include mix of units for ownership & rental of varying affordability & size



Other Recommendations

Office of the City Manager

To advance reconnection, accessibility, multi-modal & active transportation, & community safety, include **Boulevard & Paseos** street & access concept as the working option to carry forward in the land use entitlement process



Other Recommendations

Office of the City Manager

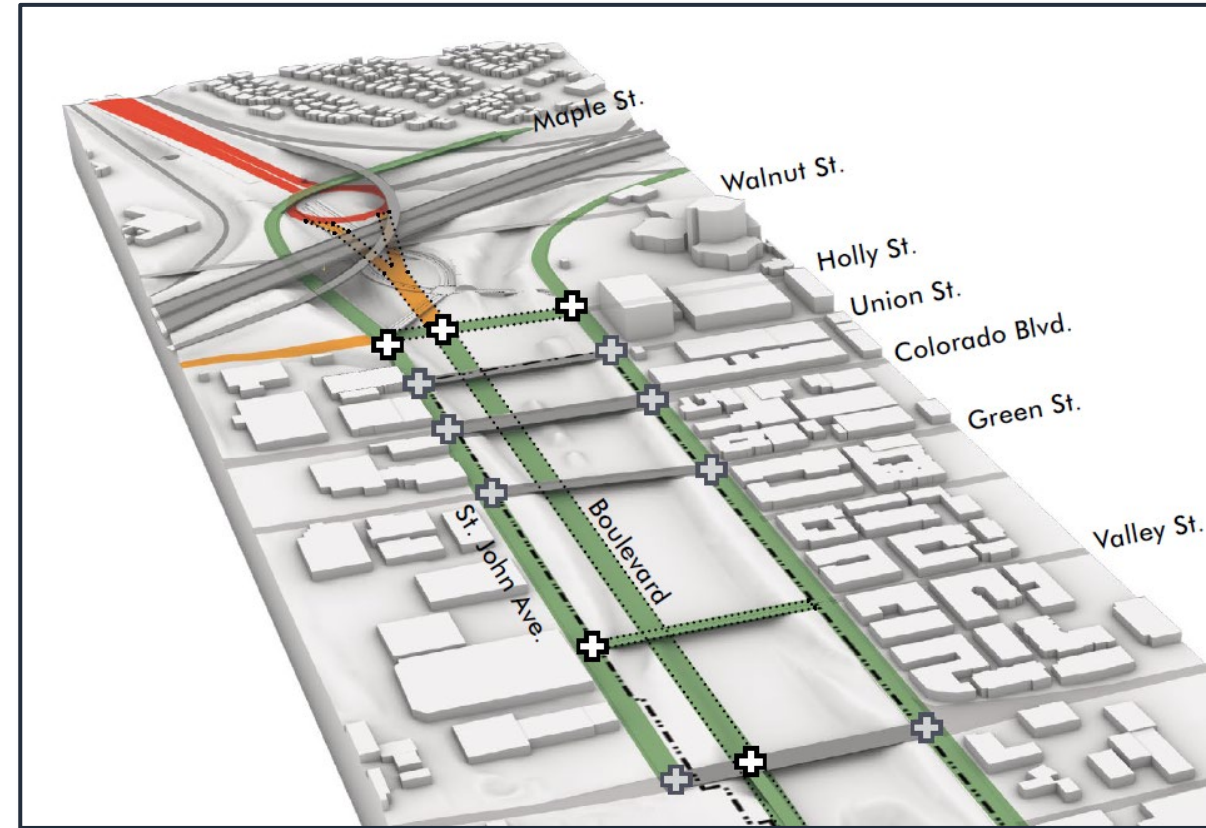




Other Recommendations

Office of the City Manager

- Continue to work with Caltrans regarding transition of existing freeway-to-freeway to a local-to-freeway/freeway-to-local access system
 - > Continuation of Caltrans/City Transportation Working Group
 - > Caltrans allocated budget for feasibility study
 - > Changes to regional freeway signs



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Other Recommendations

Office of the City Manager

- > Continue to work with Caltrans to identify a new location for stormwater facility located in southern portion of relinquishment area;
 - Continuation of Caltrans/City Sustainability Working Group



Staff Recommendation

Office of the City Manager

Other Items

- > Continue to grow existing partnerships – and seek partnerships – with public, private, & non-profit agencies and entities that enhance the delivery of positive outcomes from the relinquishment area for the City of Pasadena and its residents and businesses.



Recommendation Summary

Office of the City Manager

- Approval of staff recommendations presented here & other staff recommendations noted in the Agenda Report
- Direct staff to use Reconnecting Pasadena 710 Vision Plan & associated technical studies to support its work going forward
- Direct staff to utilize RC 710 Advisory Group Recommendations as guidelines for developing entitlements & requirements for development of 710 Stub area

710 Vision Plan Clarifying Questions & Responses





Relinquishment

1. Part of agreement for relinquishment was that property retains & promotes a transportation purpose. Does that mean that it takes on regional traffic?
 - > Not required to carry regional traffic like initial freeway plan intended



Clarifying Questions

Office of the City Manager

Relinquishment

- > *What criteria will Caltrans apply in determining whether to sign off on Pasadena plan? How will that be measured?*
 - Caltrans & FHWA have already “signed off” on relinquishment
 - “Transportation purpose” focus shifts to today’ context, which is about moving people via a variety of modes e.g. walking, biking, transit, automobile, etc.



Clarifying Questions

Office of the City Manager

Vision Plan

2. Is Vision Plan overall entitlement framework for 710 Stub?
 - > Vision Plan provided City with opportunity to gain a detailed understanding of a variety of elements



Clarifying Questions

Office of the City Manager

Parking

3. *Vision plan states it is assumed that up to 1 million square feet of underground parking garages*
 - > *How many spaces do 1 million square feet equal?*
 - Up to 2,800 spaces (350 sf/space)



Clarifying Questions

Office of the City Manager

Parking

- > *What are expectations of parking needs?*
 - Total amount of parking will likely adjust downward as additional mobility options are realized & as each phase of future development is brought forward. Specific needs & amounts per phase will be developed as part of City process



Street Grid Concepts

4. *How important is it to add new east-west streets?*
 - > This is a key aspect of “Reconnecting Pasadena”
 - > Adding back east-west access (perhaps streets, but potentially non-auto access connections) AND modifying remaining wide bridges will help maximize connectivity of people to key destinations & activities



Clarifying Questions

Office of the City Manager

Mobility & Access

5. *What do you think will happen to current through traffic?*
 - > By designing complete streets with focus on both multi-modal access & safety, overall speeds & perceived efficiency of this route as an effective “through route” will be diminished & will encourage through traffic to seek alternative routes in higher capacity/speed corridors (i.e., SR-2, I-5, I-605, etc.)



Clarifying Questions

Office of the City Manager

6. *Vision plan relies on a 30-35% trip reduction. What is contingency if reductions are not true?*
 - > Vision plan assigned 30-35% trip reduction goal due to factors e.g. co-location of housing & employment, complete street designs, etc.
 - > As City engages in more detailed analyses during entitlement effort, total trips (project + background trips) will be evaluated & trip reduction goals can be linked to future phases of development to enhance ability to achieve reduction goal



Clarifying Questions

Office of the City Manager

Options

7. *What are benefits of “Boulevards and Paseos” option?*

> **Boulevards & Paseos option has # of benefits including:**

- Maximizes connectivity north-south, & east-west, for pedestrians & vehicles;
- Allows traffic to be diffused/reduced
- Creates more walkable environment – narrower streets – enhancing safety & vehicle trip reduction



Clarifying Questions

Office of the City Manager

City Process

8. *Given that engineering studies were not deemed appropriate at Vision Plan level, what is plan, timeline, & costs of conducting them going forward?*
 - > More detailed initial engineering work will be performed in alignment with the entitlement process



Clarifying Questions

Office of the City Manager

9. Thoughts on phasing? Any thought that we could potentially have acres of dirt sitting for years while work on phase 1?
 - > Important to identify early phases that are least impactful, can be supported by current infrastructure & complement existing neighborhoods (e.g., the westside of Pasadena Ave.; creating a linear park buffer along St. John; etc.)



Clarifying Questions

Office of the City Manager

10. *What is timeline & gameplan for modifying existing fwy-to-fwy interchange to begin to modify regional through trips & determine their future path with a modified connection to the freeways from the 710 Stub?*
- > Due to our strong partnership with Caltrans & CTA, Dist. 7 partners submitted budget request for funding to begin work in FY 26-27
 - > Critical for transition of fwy-to-fwy to local-to fwy/fwy-to-local access with likely outcome of modification & elimination of certain interchanges



Clarifying Questions

Office of the City Manager

11. *Has staff studied wide range of models for governance, including structures from base closure authorities & other similar major land use conversions & developments?*
 - > Yes, staff is compiling relevant governance models, including: Presidio in San Francisco, Denver Union Station, Battery Park City & Seattle Waterfront
 - > ULI TAP report will further address



Clarifying Questions

Office of the City Manager

Economics

- 12. When will we see total infrastructure cost including water, sewer, power, etc.?*
- > As a specific plan is developed & detailed, overall cost analysis can begin in parallel & track with various phases of development



Clarifying Questions

Office of the City Manager

13. Have we looked at & confirmed off-site upgrades needs?
 - > Once a specific plan is selected & detailed, overall cost analysis can begin in parallel for any off-site upgrades and track with each phase of development



Clarifying Questions

Office of the City Manager

14. *What funding sources are available to pay for infrastructure?*

- > A multiplicity of public & private funding sources will be evaluated & needed to fund basic horizontal development of site (i.e., infrastructure, public facilities)
- > City has contracted with Kosmont Ass., who are working on finance mechanisms & have presented their initial work to Council's ED Tech Committee



Clarifying Questions

Office of the City Manager

Urban Land Institute Technical Advisory Panel (ULI TAP)

15. When will we see recommendations & ideas generated from ULI TAP that took place several weeks ago?

> Final report due to City on April 20, 2026











Clarifying Questions

Office of the City Manager

Other Questions

16. *How many housing units were within relinquishment area?*

Building Counts in the 710 Relinquishment Area		
Building Type		Count
	Residential	
	Buildings	56
	Units	64
	Commercial	18
	Institutional	6
	Industrial	14
	Total Buildings (Known)	94
	Total Buildings (incl. vacant/unknown)	107



Clarifying Questions

Office of the City Manager

17. *Have we identified families who were directly impacted by acquisition of relinquishment area & are there school records from neighborhood school to determine how many people resided in relinquishment area?*
- > Allegra Consulting located families directly impacted by acquisition of relinquishment area & several are included in *Amplify* documentary & written report
 - > PUSD indicates that records for Garfield Elementary school no longer exist



Clarifying Questions

Office of the City Manager

- Total Project Revenue to date - \$7 Million
 - > Caltrans Relinquishment Funds - \$5 Million
 - > Reconnecting Communities Planning Grant - \$2 Million

- Expenses to date - \$4,750,800
 - > Maintenance in 710 Stub - \$220,100
 - > Vision Plan consultants, historical consultants & staff time - \$4,530,700



Transportation & Traffic

- Phased Development – CEQA transportation analysis will provide information necessary for linking phases to transportation performance, prioritizing traffic impact reduction in existing City corridors
- Regional partnerships – Continued collaboration with Caltrans, LA Metro and SCAG will assist City in :
 - > Development of mobility hub to provide multi-modal choices
 - > Reduction of regional cut through traffic
 - > Meeting “transportation purpose” for corridor



Land Use Development

- Specific plan process for land use designation & entitlement
- Master Plan process available, allows for flexibility in phasing & land use development & responsive to market & developers
- Land use balance is priority
 - > Alignment with Economic Development Strategic Plan & housing needs
 - > Sufficient parking to complement development but not enable vehicle focused mobility



Implementation

- Prioritize entitlement flexibility, market & development demand over time
- Implement development incrementally through realistic phases aligned with infrastructure investment & market conditions



Conclusion

Office of the City Manager

Staff recommends adopting proposed recommendations to initiate planning, environmental review, financial strategy, implementation/governance planning, & restorative justice work for 710 Stub redevelopment. Staff will return to Council regularly with updates & to seek input & direction from Council.

Appendices: Considerations & Other Actions



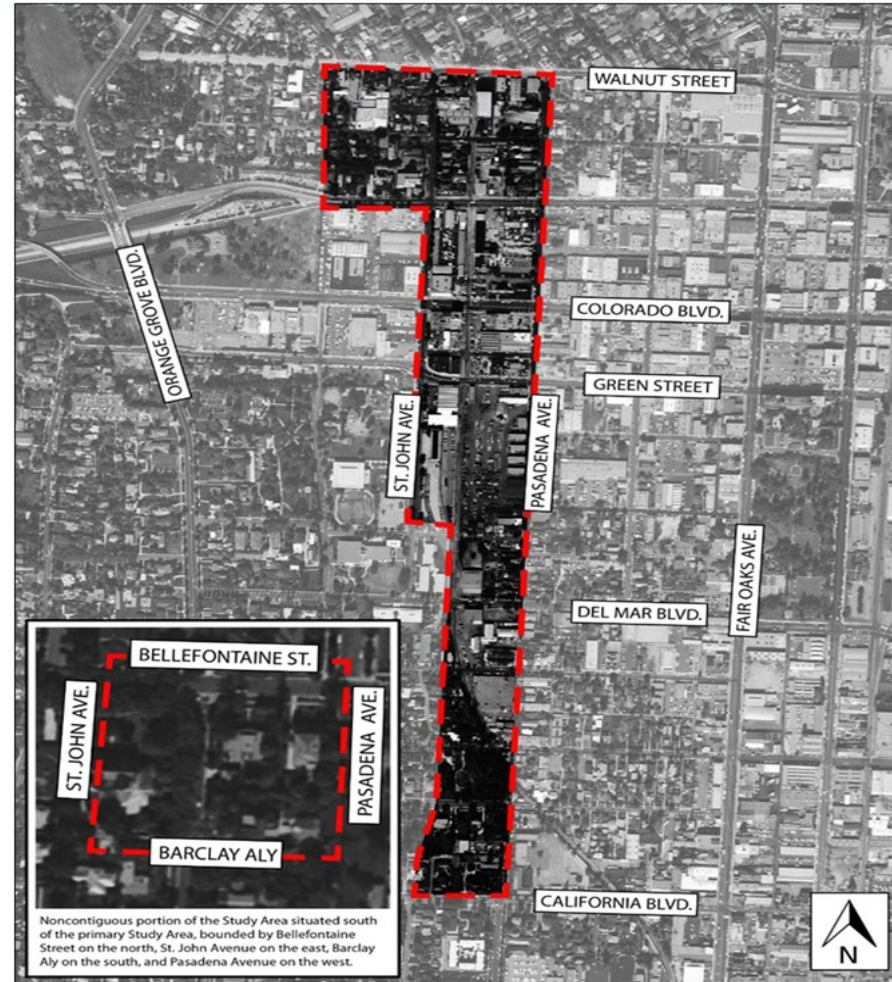


Acquisitions in Study/Relinquishment Area

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Building Counts in the Study Area		
Building Type		Count
Residential	Buildings	117
	Units	168
	Commercial	50
Institutional		10
Industrial		8
Total Buildings (Known)		188
Total Buildings (incl. vacant/unknown)		209

Building Counts in the 710 Relinquishment Area		
Building Type		Count
Residential	Buildings	56
	Units	64
	Commercial	18
Institutional		6
Industrial		14
Total Buildings (Known)		94
Total Buildings (incl. vacant/unknown)		107



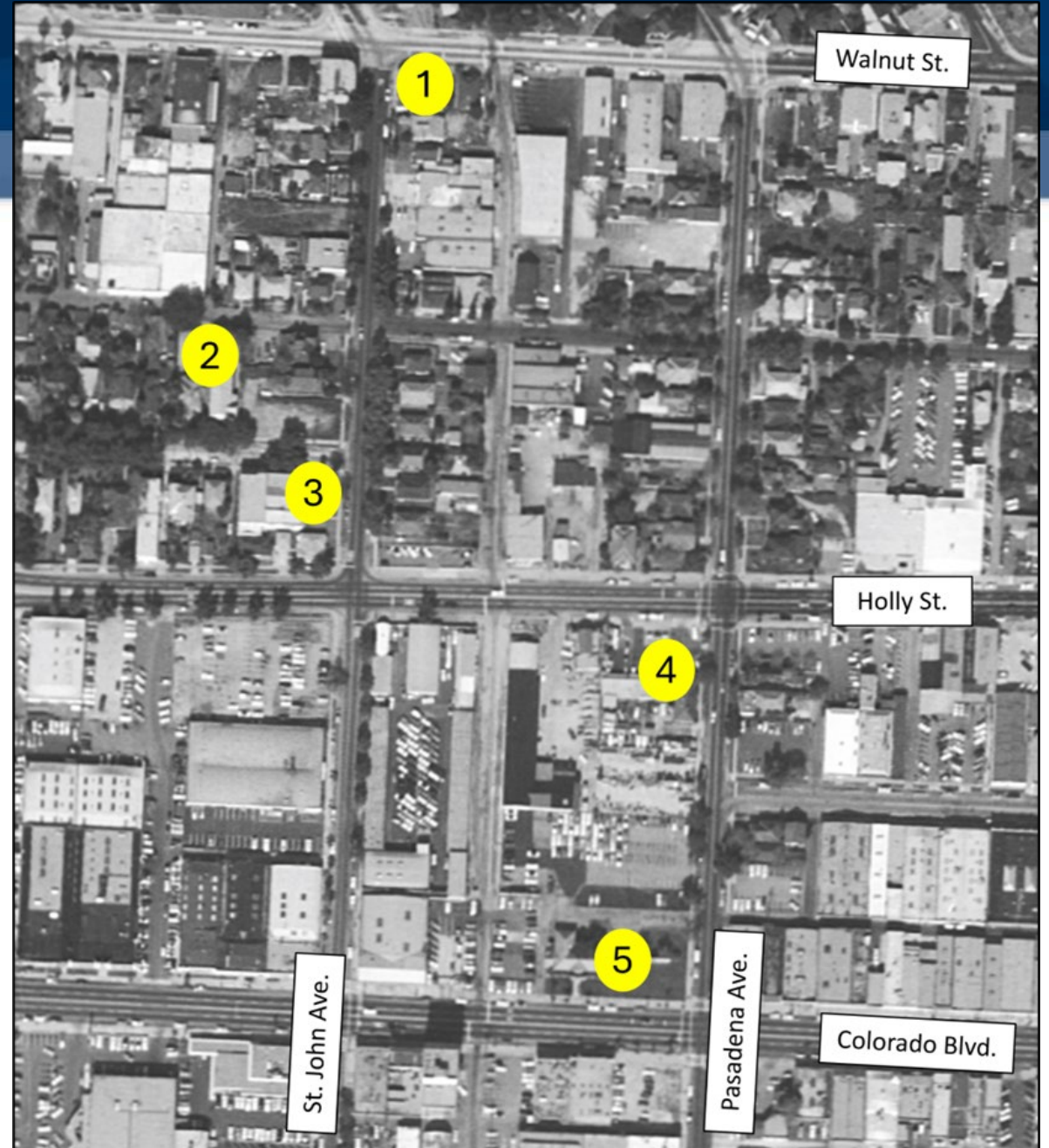
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Northern Study Area

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- 1 Golden Market Grocery
- 2 Union Presbyterian Church
- 3 First African Methodist Episcopal
- 4 Bill's Beech Inn Tavern
- 5 Union Pacific Depot





Central Study Area

Office of the City Manager

- 1 Bill's Coffee Shop & Restaurant
- 2 Orban Lumber
- 3 Green Buck Restaurant
- 4 Vroman's office

