General Plan Update Workshop

Thursday June 23, 2011 Pasadena City College

- What can we do to prevent disease?
 - Healthy cities movement supports walking.
- What is the vacancy rate of storefronts?
 - Office around 21%. The market will take time to turn.
- Is there design review with this?
 - o Yes, that already exists.
- The General Plan provides a high level of design. A 3-D model would be helpful.
- Will capping growth in the Central District cannibalize growth in other areas?
- Likes TOD, but is concerned about housing affordability.
 - o The more units that are allowed, the more housing options.
- Were surveys mailed to property owners?
 - o No, but they can take it online.
 - o Surveys weighted the same.
- We're only ½ or ¼ of meeting the existing General Plan. I heard people say they want less growth.
 - We have 4 alternatives to address all opinions.
- Smart Growth = walking. We don't want high rises in Bungalow Heaven.
- Pasadena is big enough for areas of preservation and growth. This is a plan for 2035.
- How many Mills Act contracts are there? How much of an impact does that have on our budget?
 - o Will follow up.
- Alternative B appears to be the most sustainable alternative, especially in the Central District. It also does well economically.
- What will increase ridership on transit the most?
 - Density, proximity, and mix of uses around transit. You need destinations people want to go to.
- Regarding Lincoln Avenue and the enterprise zones, what is the effect of these areas on revenue?
 - O Lincoln Avenue is a small are with little retail. Enterprise Zones area mostly used by non-retail areas.
- Are the alternatives different in terms of preservation?
 - o No. We're assuming no change to historic sites.
 - The perception of traffic may be more cars. Our study shows that travel hasn't increased.
- Dissatisfaction with condos under Colorado Bridge.

- o Bridge is a national landmark. Have done community meetings on Desiderio site. Will be 75% open space with 9 bungalow units.
- Concern about placing more growth around Lamanda Park. It is far from rail. Likes "fanciful" stores.
 - O People in areas without access to rail may have ability to take the bus or walk.
- We should have another Gold Line stop.
- People who work here will spend money here. Would the Central District keep this cache if we build away from it?
 - o There are many answers to that.
- Will Alternative C take growth away from areas outside the ½ mile radius? Talk about parks over the freeway.
 - O It does not stop growth outside the ½ mile radius, but it does limit it.
- Is what decided here separate from the Open Space and Conservation element?
 - o The Open Space and Conservation Element include policies that will partner with any of these alternatives.
- Central District needs room for growth or it will decline.
- Talk about the need to think about planting trees for tomorrow.
- Disaster planning for the City.
- Concern about Gold Line.