

**Santa Fe Depot
Specific Plan Update**

The Benefits of a Specific Plan

The Santa Fe Depot Specific Plan was originally adopted in December 1993 with policies and standards for new development in the area immediately surrounding the City of Orange's Santa Fe Depot train station and OCTA bus transfer station. The Santa Fe Depot Specific Plan not only addressed



Santa Fe Depot

the development of a commuter rail station, but also aesthetic and physical improvements to existing infrastructure, preservation of historic buildings, and the intensification of specialty retail uses and housing. However, despite the area's

unique combination of historic charm, walkability, housing, commercial and industrial properties, proximity to the Plaza, and the phenomenal success of the Metrolink Station, it has struggled

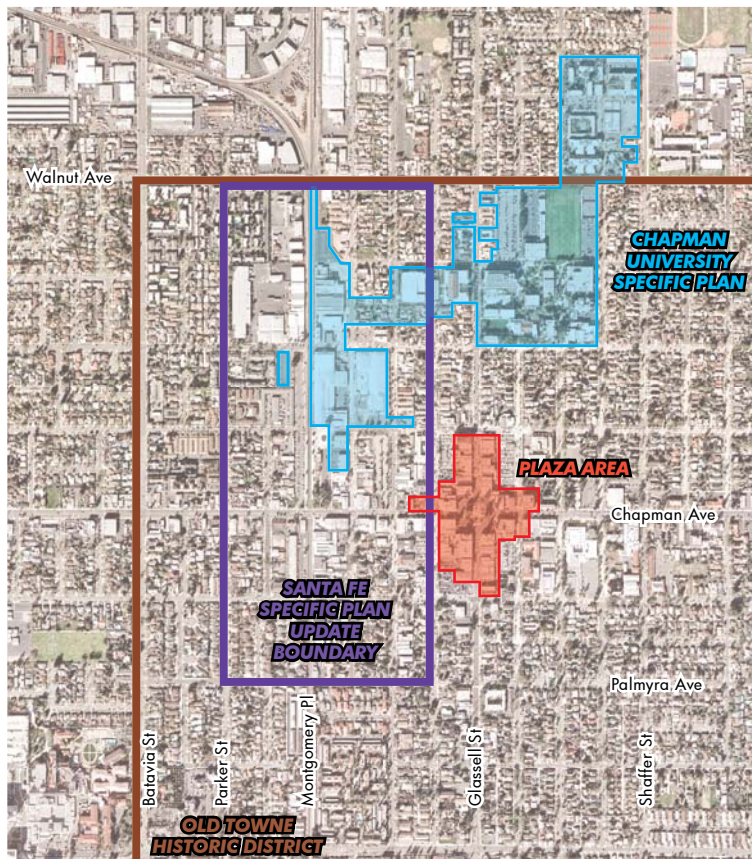
economically and has not realized its potential of becoming a viable and cohesive transit village.

Fulfillment of the Specific Plan vision has been hampered, in part, by outdated policies and development standards, as well as a significant amount of growth and change in and around the planning area over the past eleven years. The

purpose of updating the Santa Fe Depot Specific Plan is to address these changes with innovative and up-to-date policies, development standards and implementation tools to achieve the goal of becoming a prominent transit-oriented district.



Orange Metrolink Station



What is a Specific Plan?

A Specific Plan is a regulatory tool that local governments use to implement the General Plan and to guide development in a localized area. While the General Plan is the City's overall guide for growth and development and the Zoning Code is the tool for regulating development in the entire City, a Specific Plan focuses on the unique characteristics of a special area by customizing the planning process and land use regulations to that area.

A Specific Plan is intended to be a tool for developers, property owners, City staff and decision makers by providing strong and clear policies, development standards, and a vision that guides land use decisions, infrastructure improvements, design, and economic development activities in the project area. A Specific Plan should remove constraints to efficient development and encourage desired patterns of activity, land uses and development types.

FACT SHEET

Relationship to the Old Towne Historic District, Plaza Square, and Chapman University

In addition to becoming a mixed-use district with many modes of transportation choices (multi-modal), the Santa Fe Depot Specific Plan area has great potential of successfully complementing and improving its relationship with the Old Towne Historic District, the Plaza, surrounding neighborhoods, and Chapman University. The update to the Santa Fe Depot Specific Plan will address how these relationships can be improved over time:

- Most of the Old Towne Historic District (the City’s historic core), of which the Specific Plan area is a part, has been designated both a local and National Register Historic District. New development in the Specific Plan area will need to be sensitive to the character of the Old Towne Historic District, and responsive to the City’s Old Towne Design Standards.
- The Plaza, the City’s historic business district, is adjacent to the Santa Fe Depot area. New commercial development needs to be supportive of, and complementary to, the type of uses occurring in the Plaza.
- The Chapman University Specific Plan, which was adopted in 1989 and last revised in 2003, implements the development of the University campus, and portions of that plan fall within the heart of the Santa Fe Depot planning area. This Specific Plan Update will need to consider the University’s growth and future developments.



Historic buildings in the Old Towne Historic District



Plaza



Chapman University

COMMUNITY PARTICIPATION PROCESS

The Santa Fe Depot Specific Plan Update will be prepared over the next twelve months. The community will have a chance to participate hands-on in the Specific Plan process by attending the three public workshops that will be held in the summer, fall and winter of the year. These workshops will occur at milestone stages of the project: Visioning, Opportunities and Constraints; Land Use Alternatives; and Preferred Plan Alternative. The workshops will inform, encourage discussion and solicit feedback from the community to ensure that the Specific Plan expresses the vision, goals and ideas of the community as a whole.



For more information about the Santa Fe Depot Specific Plan Update, call Anna Pehoushek, Principal Planner at (714) 744-7228 or Julia Gonzalez, Associate Planner at (714) 744-7227.

