

# Santa Fe Depot

## Specific Plan Update

### PUBLIC WORKSHOP #1

#### VISION, OPPORTUNITIES AND CONSTRAINTS

Thursday, July 20, 2006, 7:00 – 9:00 p.m.

**Cask & Cleaver Steakhouse**  
**186 North Atchison Street, Orange**



#### Workshop Notes

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1. Pasadena has changed for the worse, smaller homes taken down and 3-4 story condos put in place creating more traffic problems. Why replicate the problem in Orange?
2. Why is there no mention of problems caused by Chapman University expansion?
3. Consideration of impact of increased Metrolink service – Quiet Zones.
4. Is there a need for structured parking? Couldn't the \$28 million be used for better amenities – Quiet Zones?
5. Since we showed Omega Burger twice, does that mean we are recommending getting ready to get rid of it?
6. Should have handouts!
7. "Higher density urban housing" is out! Too much traffic already.
8. Why no mention of single-family homes?
9. When we put in higher-density housing, what guarantee do we have that it would not turn into a slum like Downtown Santa Ana & Anaheim?
10. There is plenty of high-density housing going up in other areas. This area is already impacted.
11. Omega Burger is a local attraction; also a majority Latino business.
12. Would the City use eminent domain on any of the Opportunity Sites? Former City Council Person – No
13. Single-family housing that is affordable is what we want.
14. This plan should include OT Design Standards. That would override any Specific Plan Design Guidelines.
15. How was the boundary determined? It's too large.
16. Any parking should be subterranean.
17. Any development (higher than 2 stories) will impact historic district negatively.
18. Are we changing the R-1 designation in the General Plan update?

19. Demographics do not address seniors, families with children, etc. Could we get some information?
20. Like to see a child care facility and some assessment about how transit is used.
21. Make clear who benefits – City, property owners, and users. But residents do not benefit.
22. Maintain the old, industrial buildings, even if the insides are remodeled.
23. Emphasize Maple Street as a pedestrian connection instead of Chapman Avenue. Maple is away from the traffic.
24. With Chapman doubling in size over the next several years and Metrolink service increasing, how can this Plan address the traffic impacts? Quality of life issues are paramount.
25. Will answers to these questions be available before the next meeting?
  - Yes, for informational questions.
  - For the other more profound, difficult questions, the answers must be developed together.
26. How is the Barrio being addressed?
27. The City council needs to bring back a Steering Committee that can represent the Old Towne communities.
28. Also, the City Council needs to hold similar town forum meetings to discuss these issues.
29. Whatever the overlay of Specific Plan is, it should reflect what is there now, because the uses here are what were in the original community.
30. Second Harvest Food Bank is moving in September 2007. The owner does not want to bring in more industrial. The building itself has historic aspects. The owner would like to raze the building and put in low-density housing but that cannot be achieved without the removal of the historic structure.
31. The Second Harvest site is appropriate to become a priority project, especially since it may be available.
32. The building can be adaptively reused.
33. Limit the number of drinking establishments.
34. Increase police and fire services in the area.
35. Noise pollution is a big issue – Quiet Zones
36. The Villa Park Packing house could be turned into shops, eating places, etc. Chapman should restore it.
37. Consider additional pedestrian under crossings to accommodate proposed increased activity.
38. We should talk with local principals and teachers to get their input.
39. Consider collaboration with developers to provide affordable housing.
40. The only way affordable housing can be provided is through higher densities.
41. The Council has already set their vision for this area by approving the Depot Walk project, contrary to the Old Towne Design Standards and Community concerns.
42. Maintain the “small town” feel that exists. Make the project area smaller. Start with small projects.

43. Orange Historical Society would like the historic buildings to be documented before any changes are made.
44. We hope that the younger generations who grew up here are not priced out – the vision should consider their needs.
45. Chapman Avenue west of Lemon feels like the “end of the world” – an industrial feel. The properties, at least some of them, need to be improved. More pedestrian amenities along Chapman.
46. Amenities near the station needed, especially for transit users.
47. The jury is out on “high rise urban housing”.
48. Chapman students use City parking lots, in spite of promises by the University.
49. We need better policing of the lots.
50. Liked the idea of cultural facilities, especially movie theaters. Also, bookstores.
51. Is there a City goal of a population limit here? – No.
52. Does this plan conflict with the Chapman University Specific Plan?
53. Keep the Barrio.
54. Convert the Barrio (or portions) into an “Olvera Street” like place.
55. Encourage everyone to elevate the discussion by focusing on what we want, not just what we don’t want.
56. Consider the economic effects of any proposed changes.
57. Consider the opportunity of the value of current dwellers vs. future ones.
58. Disagreement about the last 3 points being made. Quality of life issues trump economic gains.
59. Get a bigger room next time!!