

Santa Fe Depot Specific Plan Update

PUBLIC WORKSHOP #3

LAND USE ALTERNATIVES CHARRETTE

Thursday, October 25, 2006, 6:30 – 9:00 p.m.

Orange City Hall, Council Chambers
300 E. Chapman Avenue, Orange



Charrette Small Group Notes

Group 1

Group 1 members voted on the two alternatives and selected a modified version of Land Use Alternative #2. Two group members abstained. The group raised the following issues, which will need to be addressed as the plan progresses:

- Higher density means more traffic around Chapman and this issue should be addressed.
- Park and Veterans Memorial should be expanded and enhanced – lighting, exposure, etc.
- Parking remains a concern for the area.
- Special needs of historic structures should be considered.
- Density bonuses or TDRs (transfer of development rights) for cultural uses and historic structures are possible ways of achieving the goals of the plan.
- The proposed Depot Courtyard/Plaza provides good linkage/pedestrian access.

Group 2

Group 2 members did not vote but generally preferred a modified version of Land Use Alternative #2 with the concentration of the density and new development along Chapman Avenue and around the Santa Fe Depot. The major aspects of the plan that were discussed in this group are:

- While the proposed increased height limit remained a concern for some, several of the group members were open to a potential three-story height limit to get the desired densities. It was made clear that addition of new construction above historic structures should not be considered.

- Parking and traffic impacts of development are important considerations that need to be dealt with. The question of how to incentivize transit use in new development and improve bus service was raised and discussed.
- Quiet zones must be implemented.
- Parking issues related to Chapman University students remain a concern and consideration of a shuttle system for the students was raised.
- Adaptive reuse (of the Cypress industrial structures) is very important and possibly the only way of preserving these buildings.
- Maintain an industrial look and feel in any new infill structures.
- The proposed Depot Courtyard/Plaza was identified as a place for community events such as car shows, and farmer markets. It would also increase visibility of the Depot.
- An important issue that was discussed was how the continued inclusion of the residential area in the southeast portion of the Specific Plan area would have the positive result of achieving the lower zoning that is desired for that area and is being recommended in the General Plan Update.

Group 3

Group 3 members voted on the two alternatives and were split equally between the two. The issues and major plan aspects that were discussed in this group are:

- Preserving character vs. vibrancy and economic viability were expressed as competing interests in the Specific Plan area.
- There was unanimous agreement that parking structures should be underground and concealed from view.
- There was strong agreement that the block on Palm Avenue owned by Chapman University should be zoned as institutional per Alternative #2.
- There was undisputed agreement that the industrial feel of the area should be maintained and adaptive reuse of the packinghouses and other contributing structures achieved.
- The Old Towne Design Standards could be made even more effective in the Specific Plan area by addressing the particular nature of the historic buildings in the area.
- Whether all 2-story development could achieve financially viable projects or whether a mix of 2 and 3 floors would be necessary to achieve that aim.
- A suggestion was made that the Lemon Street parking lot's current utilization should be revisited in terms of how many Orange residents use the lot.
- The removal of the single-family residential area in the southeast portion of the Specific Plan area was expressed as the official OTPA preservation viewpoint.