

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 3












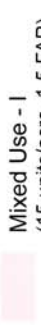

Group 3 members voted on the two alternatives and were split equally between the two. The issues and major plan aspects that were discussed in this group are:

- 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.

GROUP # 3

ALTERNATIVE 1

Legend

-  Specific Plan Update Boundary
-  Not a part of Santa Fe Depot Specific Plan
-  Metrolink/Rail Corridor
-  Santa Fe Depot
-  Depot Park
-  New Park
-  Low Density Single Family Residential (2-6 units/acre)
-  Medium Density Residential (15-24 units/acre)
-  Mixed Use - I (15 units/acre, 1.5 FAR)
-  Active Retail Frontage
-  Metrolink Parking



Santa Fe Depot SPECIFIC PLAN UPDATE

