

Santa Fe Depot Specific Plan Update

Santa Fe Depot Specific Plan Update Walking Workshop February 3, 2007

Schedule

9:00 Welcome

9:15 Walk Begins

Workshop Stops

- Conceptual “Depot Plaza”
- Lemon Street Parking Lot
- St. Vincent De Paul Thrift Shop/Second Harvest Food Bank
- Lemon Street Residential Neighborhood
- Chapman Avenue Experience

11:15 Wrap Up

Community Development Department Staff

Alice Angus: Director

Ed Knight: Assistant
Planning Director

Anna Pehoushek: Principal
Planner

Dan Ryan: Senior Planner,
Historic Preservation

Julia Gonzalez: Associate
Planner

Contact: 744-7220

Welcome and thank you for spending your morning with us!

This morning we will be walking portions of the Santa Fe Depot Specific Plan Update planning area having an interactive discussion about the area, considering the project information and land use alternatives presented at previous workshops. The City encourages you to share your observations regarding the range of issues that will be addressed in the Specific Plan Update including:

- Historic Character and Resources
- Properties in Transition
- Types and Relationship of Uses
- Building Height
- Train and Bus Activity
- Pedestrian Connections and Linkage Opportunities
- Adaptive Reuse Opportunities
- Parking

The input received will be used to further refine a preferred land use alternative and establish a vision for the area that will be used as the basis for the policies, development and design standards, and infrastructure improvements that will be contained in the updated Specific Plan.

Please use this workbook to record your comments and reactions about what

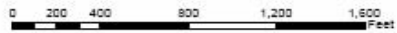
Workbook Instructions:

you see in the field and how these conditions might stay the same, be improved, or otherwise changed in the future to make this area look and feel like a more cohesive part of Old Towne, reinforce and improve the relationship between the Depot and surrounding land uses, and encourage greater pedestrian activity between the Depot, surrounding neighborhoods and the Plaza. City staff will collect workbooks at the end of the workshop to compile participants' comments and develop a preferred land use plan.

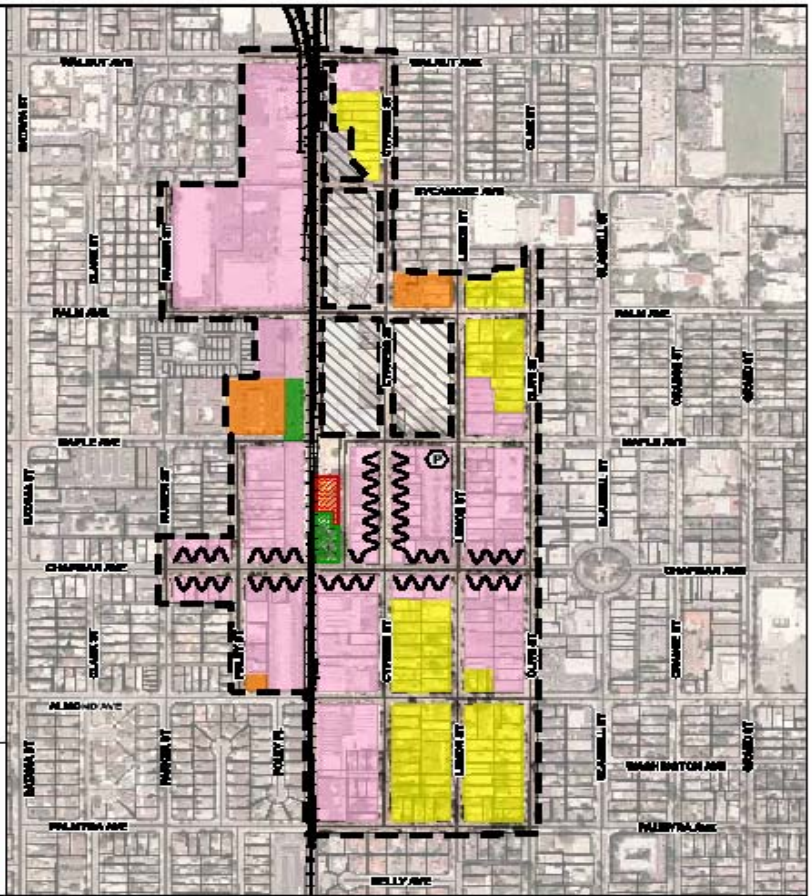
ALTERNATIVE 1

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



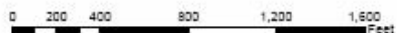
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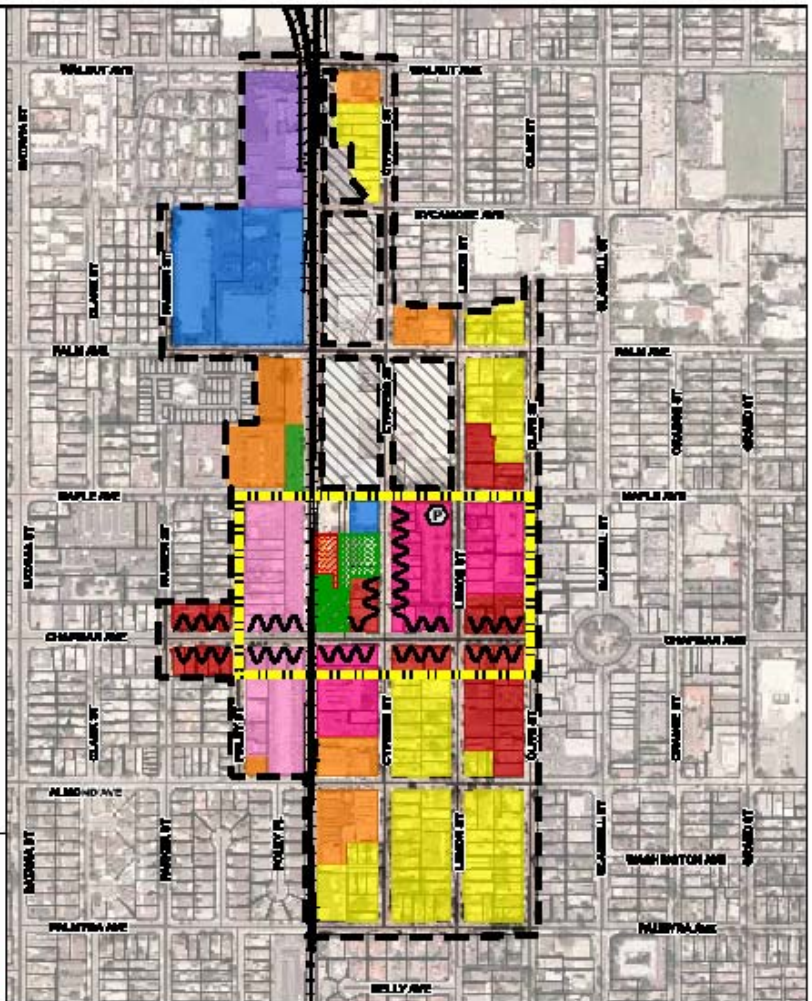
ALTERNATIVE 2

Legend

-  Specific Plan Update Boundary
-  Not a part of Santa Fe Depot Specific Plan
-  Metrolink/Rail Corridor
-  Santa Fe Depot
-  Expanded Depot Park
-  New Park
-  Low Density Single Family Residential (2-6 units/acre)
-  Medium Density Residential (15-24 units/acre)
-  Mixed Use - II (30 units/acre, 1.5 FAR)
-  Mixed Use - III (40 units/acre, 1.5 FAR)
-  Active Retail Frontage
-  Metrolink Parking
-  3-Story Height Overlay
-  Industrial (1.0 FAR)
-  Commercial (1.5 FAR)
-  Institutional (2.0 FAR)
-  Depot Courtyard



Santa Fe Depot SPECIFIC PLAN UPDATE



Conceptual “Depot Plaza”: *This area is the Depot users’ introduction to Old Towne. As you stand in front of the Depot, what impression do you have of the community? Which direction would you want to go? How does the area make you feel? Land Use Alternative 1 proposes a mixed use land use designation for this block, while Alternative 2 proposes a public plaza.*

<p>Historic Character and Resources</p> <p>How intact is the historic character? What buildings or properties stand out? Why? What about the area contributes to the historic feel (architecture, landscaping, street lights, etc.). How does the character of this area compare with other parts of Old Towne?</p>	
<p>Properties in Transition and Adaptive Reuse Candidates</p> <p>Are there any vacant buildings or properties? How might they be adaptively reused or redeveloped? What is the general condition of buildings and properties? Are there any properties for sale or lease?</p>	
<p>Types and Relationship of Uses</p> <p>What kind of uses are next to, across the street from, or near each other? Are they compatible or complementary? What relationship do the buildings have to the sidewalk (e.g. windows, storefronts, architectural features)? Do they provide housing or employment opportunities?</p>	
<p>Building Height</p> <p>How tall are the buildings that you see? How does building height influence the character and feel of the street?</p>	
<p>Train and Bus Activity</p> <p>Are there train or bus stops in the area? What is the relationship between this area and the Depot? Could people walk or bike to the Depot? How does train and bus activity affect this area in relation to other portions of the planning area?</p>	
<p>Pedestrian Connections and Linkage Opportunities</p> <p>Do you presently walk around this area? Why or why not? How would you get to this area by foot? Describe the pedestrian environment (sidewalk condition and width, street trees, street lights). Would you feel comfortable walking here during the day? What about at night?</p>	
<p>Parking</p> <p>Where do or would people visiting the existing or future uses in this area park? Should they park in a public parking lot or structure? Should they be allowed to park on the street? Should there be time limitations on street or public lot parking spaces?</p>	

Lemon Street Parking Lot: *This lot provides needed parking, but has been identified as an Opportunity Site for structured parking combined with mixed use development. The site is across the street from the Post Office and two blocks from the Plaza. What kind of future use scenario might complement its surroundings? **Land Use Alternative 1** proposes mixed use on the site, as does **Alternative 2**, but with higher density and a 3-story height overlay.*

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St. Vincent de Paul/Second Harvest Food Bank: *These sites are identified as Opportunity and Adaptive Reuse Sites, respectively. Second Harvest is a historic structure, will soon be vacant, and is for sale. Their future uses will significantly influence the character of this neighborhood. Land Use Alternative 1 proposes mixed use for these sites. Alternative 2 proposes a medium density residential (15-24 units per acre) designation for both.*

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Lemon Street Residential Neighborhood: *This neighborhood has a high concentration of multi-family properties, with scattered historic properties. What could be done to make it feel more integrated with its historic surroundings and the Depot area? How does your experience of this area compare with that of other parts of Old Towne? Both **Land Use Alternatives 1 and 2** this area is designated Low Density Residential (2-6 units per acre).*

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Chapman Avenue Experience: *While Chapman Avenue is a major vehicular thoroughfare through the City, it is also a key pedestrian corridor, particularly in the vicinity of the Depot. Sidewalk and storefront conditions vary along Chapman between the Depot and the Plaza. The proposed Urban Design Framework focuses on reinforcing the potential for an active retail environment that provides enhanced pedestrian appeal.*

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What is YOUR vision of the future?

We know what's good about the Depot Specific Plan area, but let us know if or how you think it might be improved! What possibilities do you envision for the future of the area? What would draw you to the area? What kinds of uses might be nice additions or enhancements to the area? What should the City try to attract to the area and why?

