

Santa Fe Depot Specific Plan Update

PUBLIC WORKSHOP #5

PREFERRED LAND USE CONCEPT

Thursday, June 25, 2009, 6:30 – 8:30 p.m.

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



Meeting Notes

- 10% traffic increase is still fairly significant.
- We already have standards. Old Towne Design Standards already cover the area. Why do we need more standards?
- Downzoning the Santa Fe area does not achieve much as these areas are already developed with multi-family residential uses (MFR).
- Retain current zoning in the areas shown as single-family residential (SFR).
- Multi-family residential uses (MFR) are not desirable on the Chapman University Palm Avenue parking lot and the adjoining Metrolink lot due to traffic and access concerns.
- Adaptive reuse is good. Sensitive infill is good and should reflect the industrial feel of the area.
- Most suitable candidates for adaptive reuse are located right along the tracks and are currently used as industrial.
- There are several not-so-great looking apartment buildings in the area. The desire is to craft 1890 - 1940 facades on to those apartment buildings. This, however, may conflict with the Secretary of Interior's Standards. A façade enhancement program might be more appropriate.
- Does the Plan consider the proposed Chapman University Performing Arts Center? – *The Performing Arts Center is a potential long-term project with no formal application submitted to the City at this time.*
- Does the area truly need revitalization? Everything seems fine as is.
- Too much density/intensity is being proposed.
- Three-story height is inappropriate.

- Any infill projects should be sensitively scaled and their massing be smaller than some of the existing citrus structures.
- How would access to the Depot work if Depot Courtyard is built? – *Access to the Depot and service access to the properties that front Cypress Street along Atchison will need to be maintained.*
- Would the public parking on Olive (north of the Senior Center) go away if that property were zoned commercial? – *There are no such plans at this time.*
- Is there a plan to remove Orange County Striping to provide parking? – *No*
- Is there a more detailed analysis available of actual traffic increase by intersection? – *Yes, there will be in the Draft EIR.*
- Does the Specific Plan consider the potential Metrolink parking expansion and structure(s)? – *Yes*
- Create an overlay of an “arts district” in cooperation with Chapman University.
- The Second Harvest building is being potentially considered for adaptive reuse to a movie theater.
- How does the Plan take into account bicycle safety? With transit and alternative modes of transportation being accommodated in the plan, it is important to provide for bicycles.
- What is the impact of the increase in Metrolink service and hence ridership on the area in terms of capture for local retail/restaurant market?

Summary

- Workshop attendees care for the area and want to preserve the area.
- Traffic is still of concern.
- Balance between economics and preservation needs to be achieved.