

South Glendale Community Plan

Capstone
August 30, 2016

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glendale
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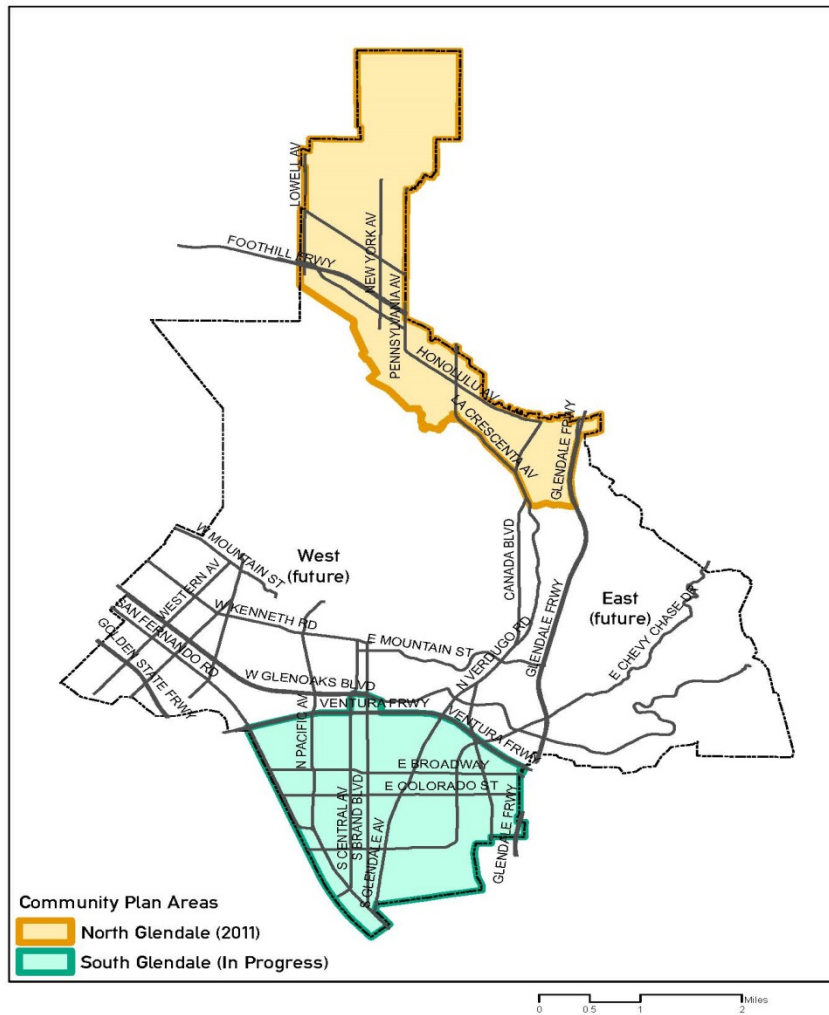
Why we are here

- Summarize SCGP Direction
 - Conclude July 12, 19, and 26 workshops
 - Confirm EIR Alternatives
 - Update on SGCP Outreach



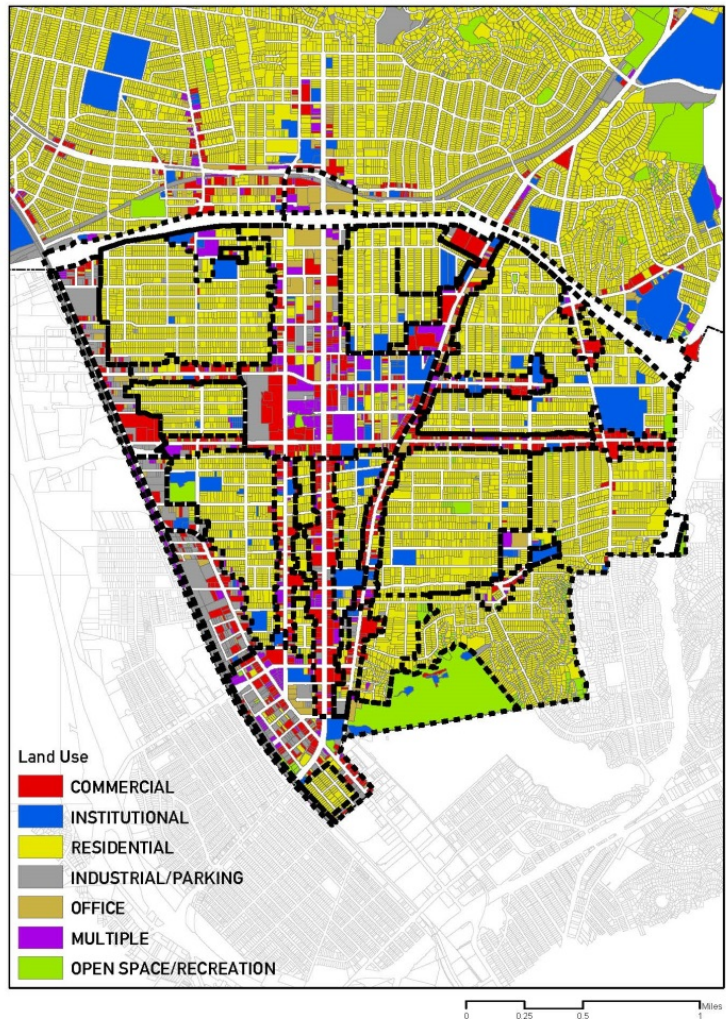
South Glendale Plan Area

Community Plan Areas

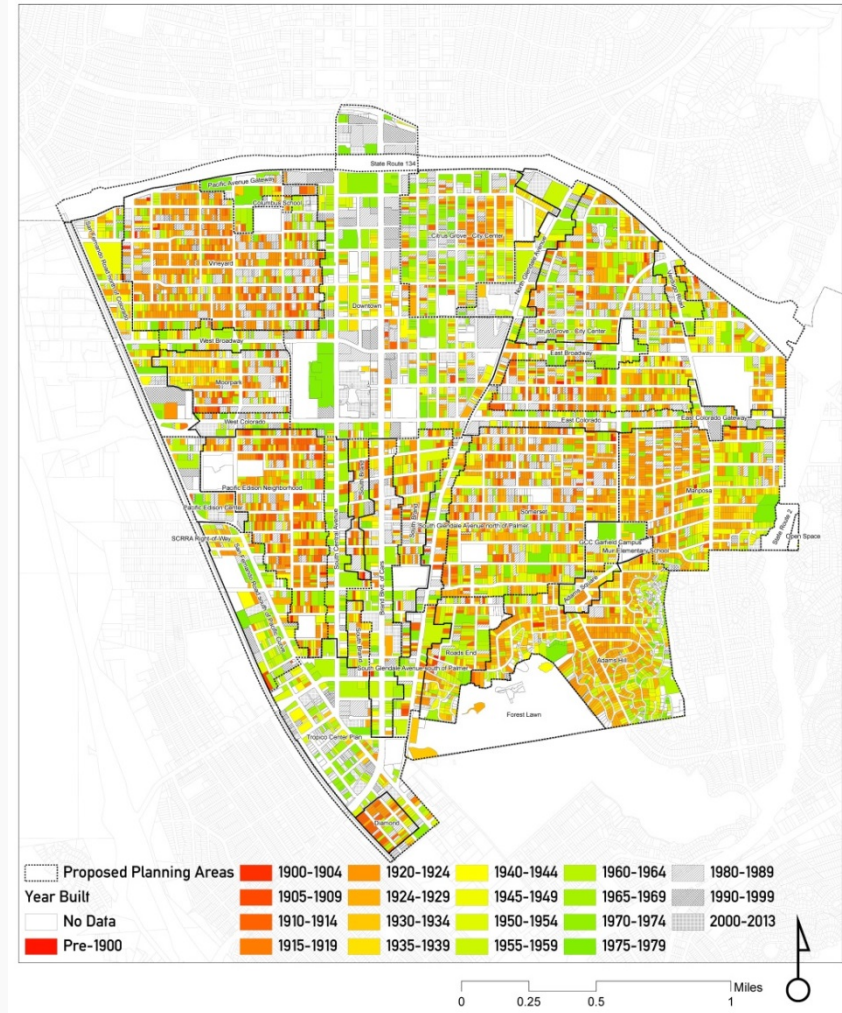


South Glendale Existing Land Use

Existing Land Uses & Proposed Planning Areas



Historic Development, 1900-2013



Residential Areas

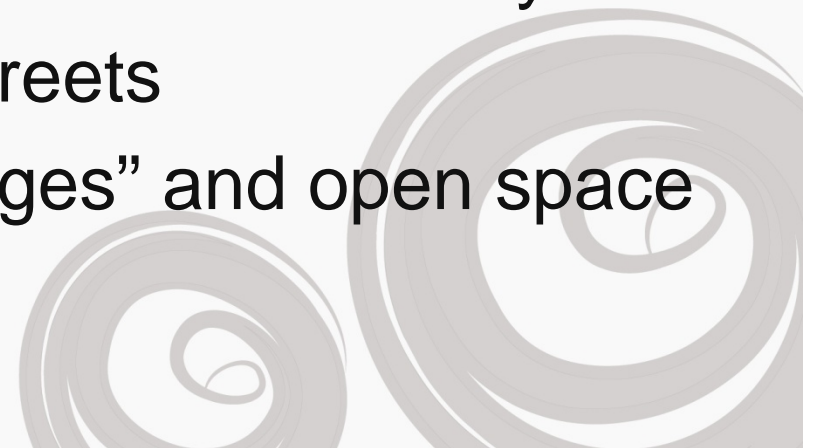
Maintain Stability in Residential Neighborhoods

- Include options for small lot subdivisions/over-density conversions
- Limited TDR for historic preservation shift density to transit corridors
- Assessment districts- Parking, Open Space, etc...
- Weigh impacts to affordable housing

Conduct a city-wide Historic Resources Survey

Include street trees & green streets

Include walk/bike links to “villages” and open space



Residential Areas (cont'd)

Parking to benefit residential & commercial

- Adams Square and GCC Garfield Campus

Focus growth by high quality transit & W Broadway

Creative open spaces

- Private parking/public plazas & green space; and/or
- Parking structure/recreation roof deck; and/or
- Through-block access for peds and traffic safety; and/or
- Fitness park-Adams Hill

Traffic-calming, speed control, road diets



Corridors and Centers

- Focus growth along transit corridors
- Promote “villages” and green streets
- Focus on safer streets for pedestrians
- Sidewalks for linking open space to destinations
- Accommodate mixed-use on corridors
- Update mixed-use standards considering affordable housing height incentives



Corridors and Centers (cont'd)

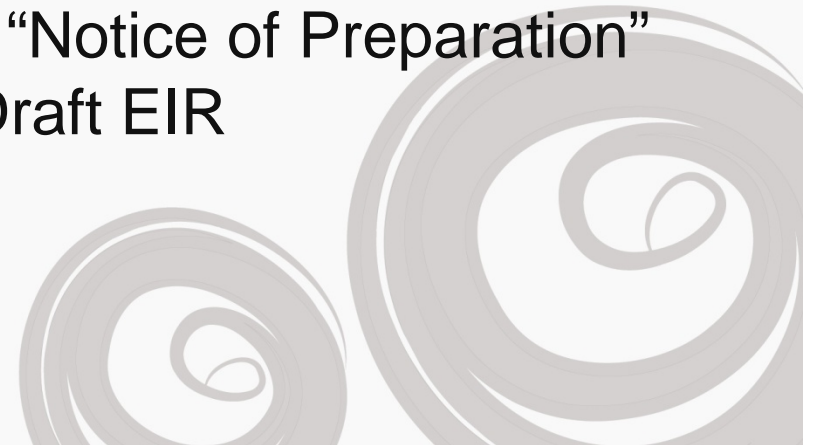
- Assessment districts for parking, open space, etc.
- Parking structures that benefit corridors and neighborhoods- private investment opportunities
- Adopt transit-oriented development (TOD) standards for Tropic Station
- Expand regional transit connectivity
- Opportunity for Glendale Memorial to update facilities to meet state requirements, continuum of care, job growth



CEQA and EIRs

Environmental Impact Reports are prepared per the California Environmental Quality Act:

- Required to evaluate:
 - “No Project”
 - “The Project”
 - A “reasonable range” of alternatives with less impacts than “The Project”
- Measured against existing conditions as a baseline
- Requires public comment during “Notice of Preparation” and following publication of the Draft EIR



Vision = Degree of Change

conserve

south glendale community plan

To protect an important place or thing from harm or destruction...



interaction with nature



indigenous trees



ridge lines



open space & natural features



intermittent or perennial 'blueline' streams

maintain

south glendale community plan

To keep in good condition by making repairs ...



parks & open space



street trees & parkways



historic structures



single-family neighborhoods



quality multi-family housing

enhance

south glendale community plan

To increase or improve in quality or attractiveness...



new street trees



new quality multi-family



facade improvements



new or improved parks



public art



bike lanes



parklets

transform

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To change in composition or structure in a good way ...



alley greening



new urban housing



safer pedestrian crossings



new retail & dining



active streets



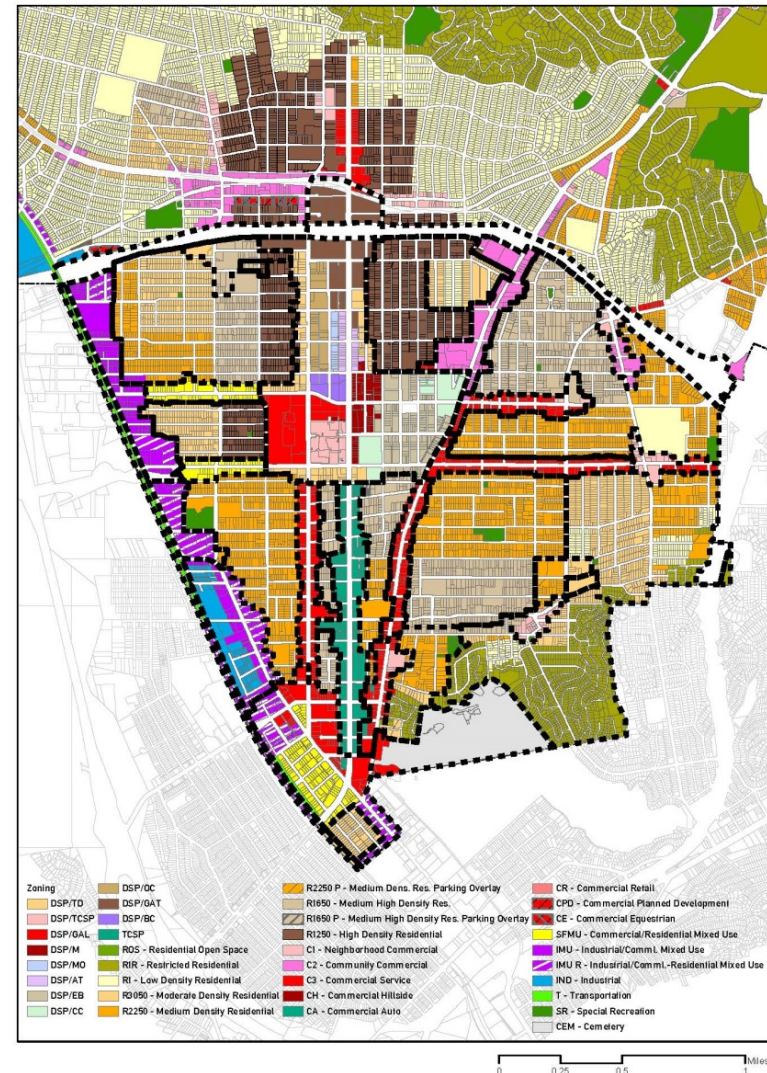
parking management



“No Project”

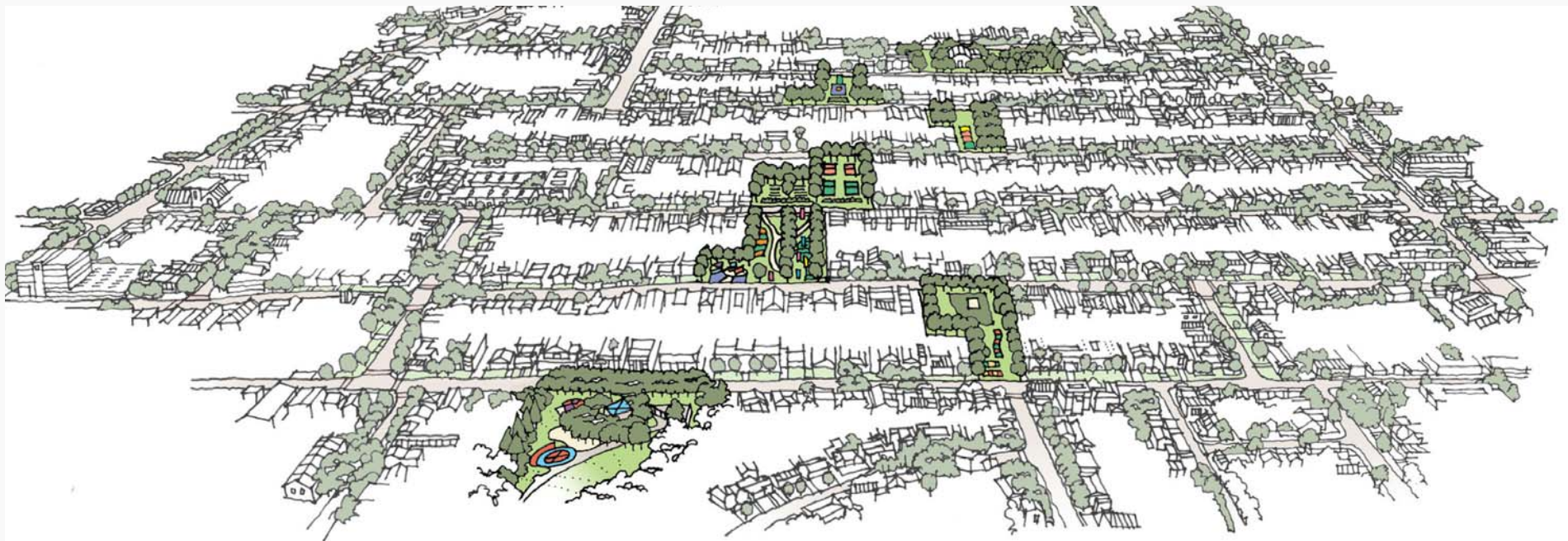
- No changes to:
- Existing Zoning & Land Use Policies
- Existing Transportation Policies
- 2000-3000 new res'd units
- 2.0-2.5 million sq ft of non-res'd

Existing Zoning & Proposed Planning Areas



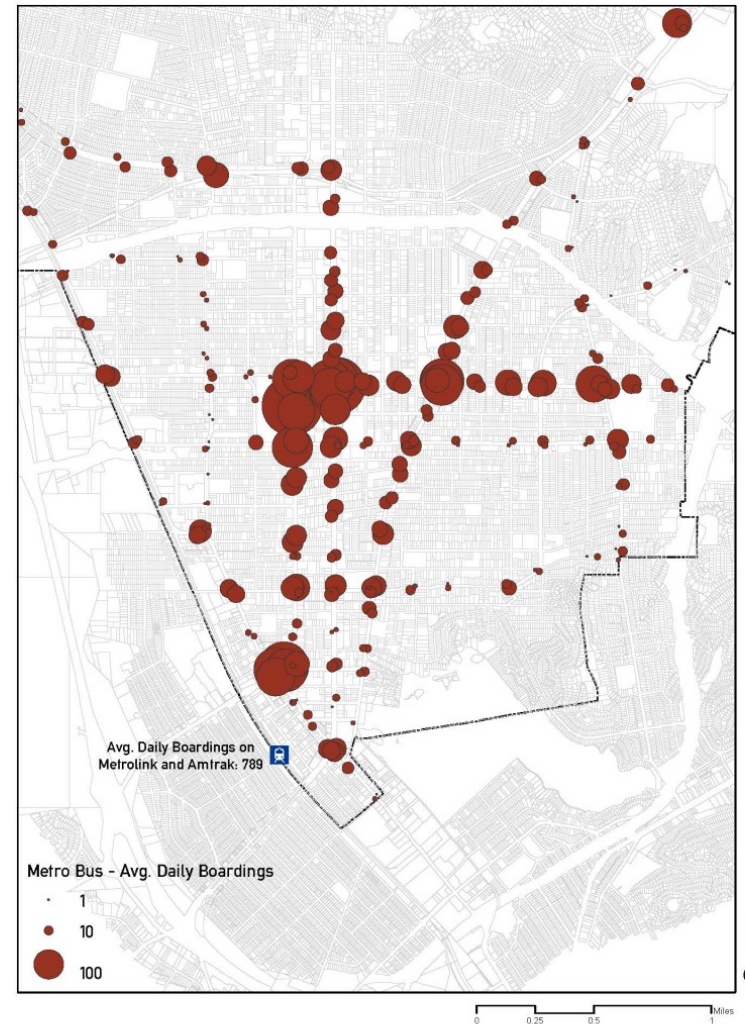
All Alternatives include:

- Small Lot Subdivisions
- Condo Conversions
- Transfer of Development Rights (TDRs)
- New open space (Private, Public/Private)
- Small parking lots and/or structures



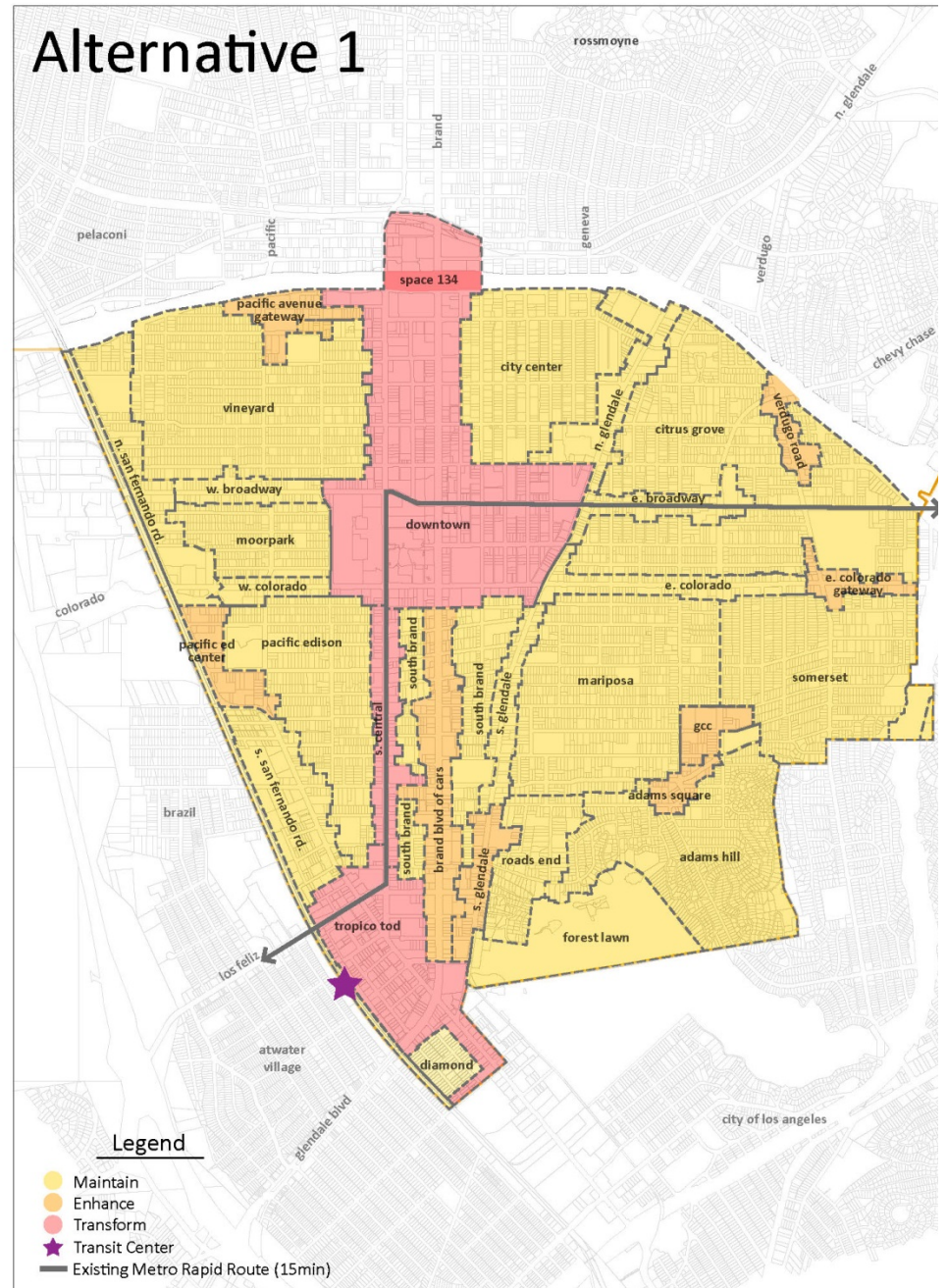
Existing Transit

Public Transit Ridership



Alt 1

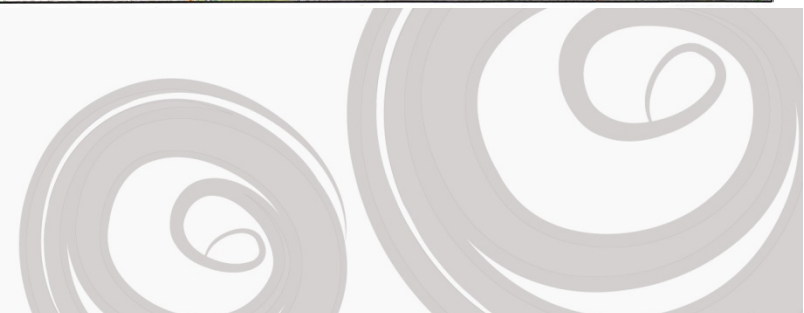
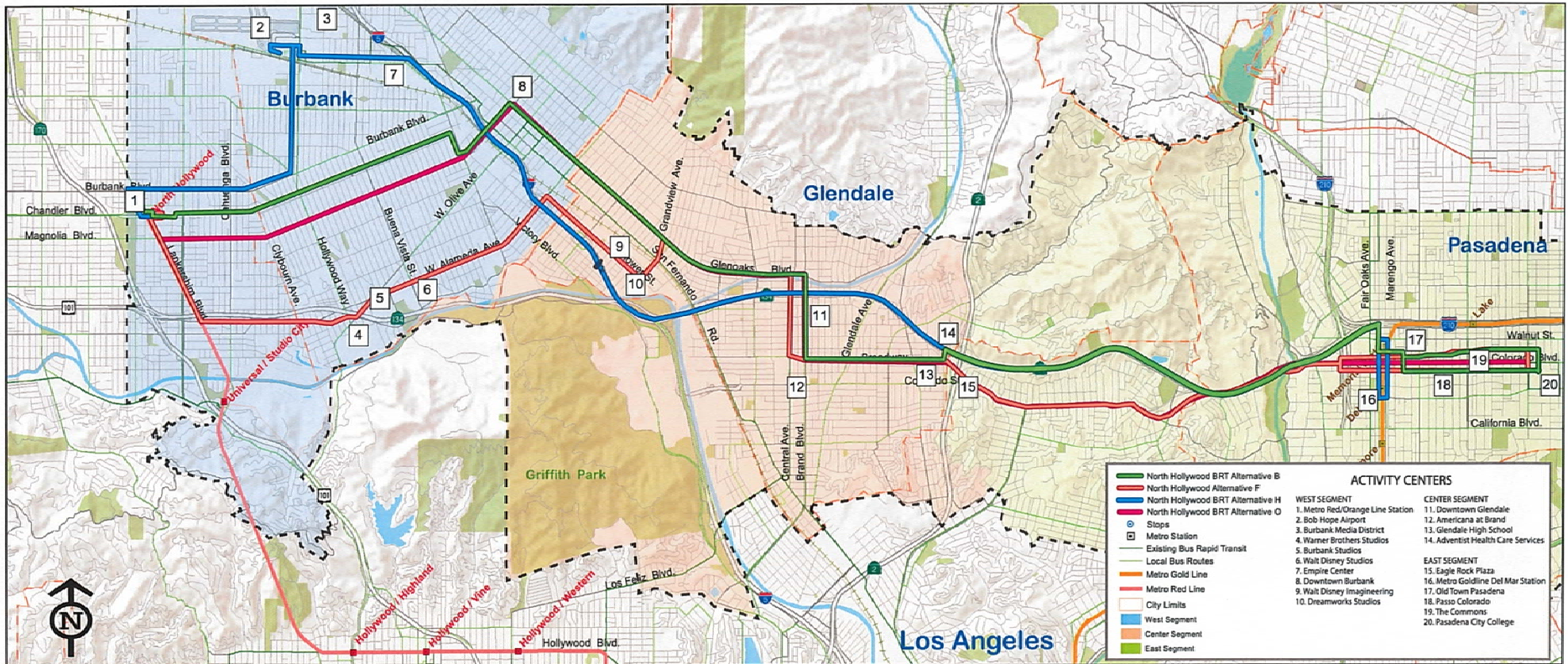
- Based on existing Transit resources
- Continues focus on Downtown, Tropic, connected by S Central Ave
- Limited development in neighborhood centers
- 4000-6000 res'd units
- 4.0-4.5 million sq ft of non-res'd



NoHo-Pasadena BRT

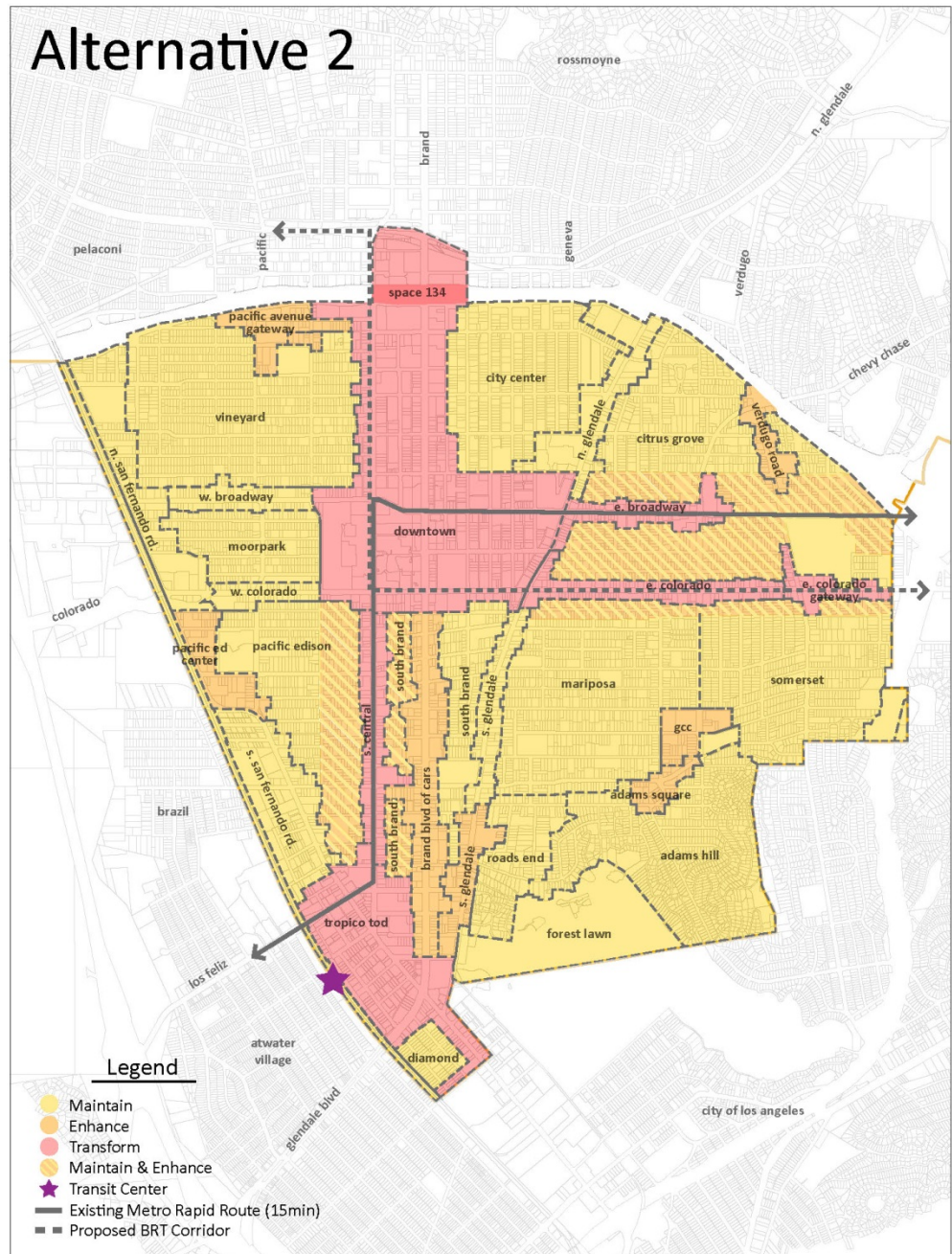
North Hollywood to Pasadena BRT Corridor

Alternatives

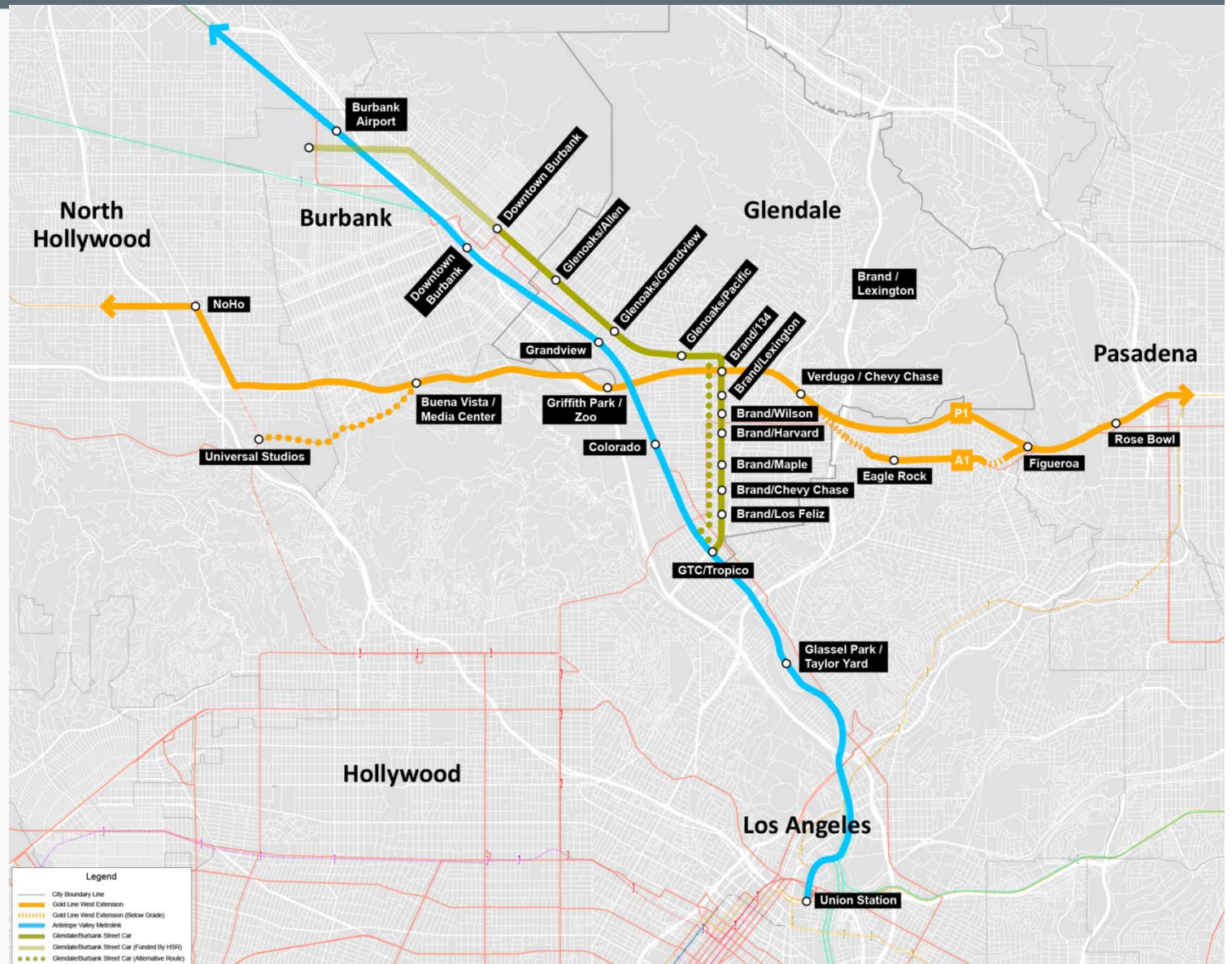


Alt 2

- Includes Alternative 1
- Assumes NoHo-Pasadena BRT
- In response, focuses development on and parallel to E Broadway and E Colorado
- Includes “Affordable Housing” overlay
- 6000-8000 res’d units
- 4.7-5.7 million sq ft of non-res’d

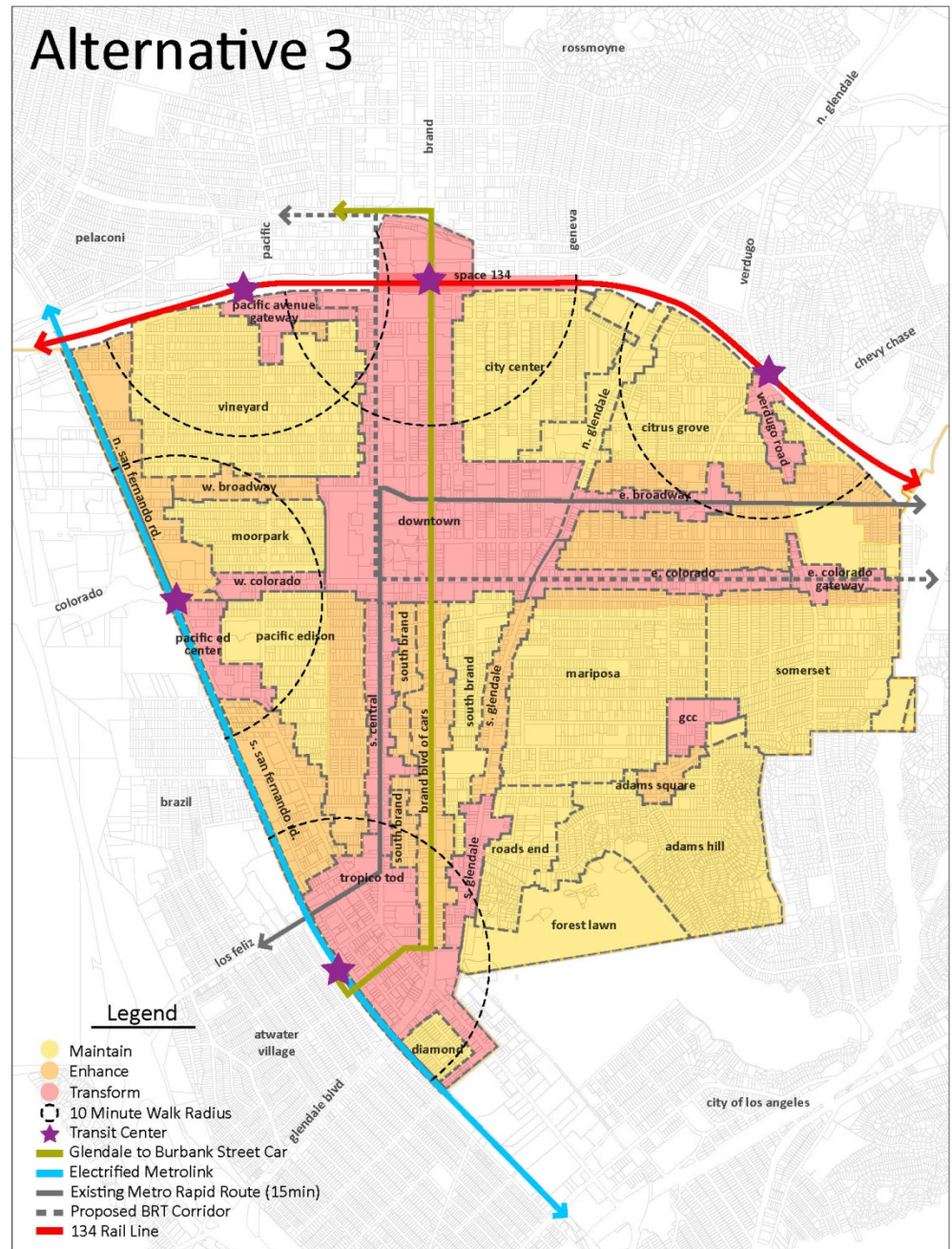


Combined Service



Alt 3

- Includes Alternative 2
- Presumes new rail transit along 134 Fwy, San Fernando Rd, and Brand Blvd tram
- Considers possible rail station hubs
- 7000-9000 units
- 4.8-5.8 million sq ft of non-res'd



Historic Survey

- Desire for Plan-Wide Historic Survey came from July workshops
- Survey NOT part of current EIR scope
- Survey area includes 9000 individual lots
- Survey would build upon “South Glendale Historic Context” prepared by *Historic Resources Group* (HRG)
- Staff solicited proposal for Plan-wide survey from HRG
- Requesting contract approval for HRG scope at \$80,000
- Survey results would be included in Draft EIR



Outreach to Date (2016)

Staff and Surveys at:

- One Glendale Championship Game (Jan 31)
- Cruise Night (July 16)
- National Night Out (Aug 2)
- Surveys at Library Counters

Top Areas of Concern in S. Glendale (Per Surveys):

- Pedestrian Safety/Speeding Cars
- Parking
- Affordable Housing
- Development
- Parks & Open Space



Future Outreach

- Thursday September 15: Brokers' Open House (in conjunction with Glendale Tech Week)
- Thursday September 22: HUD Annual Action Plan Meeting
- Sunday October 16: Presentation at Adams Hill Neighborhood Association Annual Meeting
- Saturday October 29: Halloween Spooktacle at Cerritos Park
- Saturday October 29: Walking Tour/Audits (in conjunction with Halloween Spooktacle and Pedestrian Master Plan Advisory Committee)



Council Action Tonight

- Direction to develop three EIR alternatives
- Authorize contract with HRG for plan-wide historic survey
- Appropriate funds for HRG contract



Next Steps / Schedule

- Fall: Community Outreach
- Mid-November: Check-in with City Council
- January / February: Draft Plan / Draft EIR
- Winter / Spring 2017: Commission / Community Review
- Summer 2017: Final Plan / Final EIR



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