



WWW.CORPLANNING.COM/ORANGE

6:30-9:00PM

ALTERNATIVES WORKSHOP

JUNE 23, 2005

Q & A

- ▶ WHAT DOES MIXED USE MEAN?
MULTIPLE VARIATIONS, NEIGHBORHOOD MIXED USE.
- ▶ DOES TRAFFIC FACTOR INTO STUDY?
YES TRAFFIC WILL BE STUDIED UNDER EIR
- ▶ HAS CONSIDERATION FOR A PROPERTY'S "LOWABILITY" BEEN MADE?
- ▶ WILL PEOPLE BE FORCED OUT OF THEIR HOMES?
No.
- ▶ WHAT IS THE DRIVER FOR POPULATION GROWTH?
REGIONAL DEMAND STATE OF CALIFORNIA (PT WILL POST TO WEBSITE)
- ▶ DOES THE CONCEPT PLAN INCLUDE FREE ZONES?
SORT OF THROUGH MIXED-USE DESIGNATIONS
- ▶ HOW DO WE FIGHT THESE OPTIONS?
PARTICIPATE DRAFT PLAN EIR, CITY COUNCIL.
- ▶ WHERE WILL THE PARK BE MIXED USE?
PARKING LOT...

T USTIU/LINCOLN CORRIDOR

- LINCOLN**
- ▶ BUILDING HEIGHT (2 STORY)
 - ▶ IMPACT ON BUSINESSES AFTER RE-ZONING
 - ▶ WHAT INCENTIVES TO IMPROVE PROP. WHENING CHANGE

- MIXED-USE**
- ▶ POTENTIALLY REPLACE MOORE HOME PARK W/ AFFORDABLE HOUSING
 - ▶ CREATE BUFFER ZONES (30 FEET) BETWEEN COMMERCIAL & RES. GROWTH!!
 - ▶ LOOK AT NEW FREEWAY INTERSECTION.

- QUALITY**
- ▶ WHERE ARE THE PLACEMENTS? BREA.
 - ▶ MAINTAIN ACCESS TO COMMERCIAL
 - ▶ MIXED USE APPROPRIATE? BUSY STREET, NOISY, UNATTRACTIVE.

- COMMUNITY**
- ▶ KEEP HEIGHT DOWN (2 STORY)
 - ▶ PEDESTRIAN SAFETY IN LIGHT OF NEW DEVELOPMENT.

E L MODENA/E CHAPMAN

W EST KATELLA

S/W EST CHAPMAN

- ▶ SAFETY ISSUES REGARDING CHILDREN (IN LIGHT OF NEW DEVELOPMENT)

O LD TOWN

- ▶ "CITYWALK", ENTERTAINMENT ZONE

I NDUSTRAL AREAS

- ▶ CULLY DRIVE DESIGNATION (FOLLOW UP W/ CITY)
- ▶ STRONG REACTION TO INDUSTRIAL/MIXED-USE ZONING FOR LEMON STREET.

CONCERNS

- ▶ AERIAL PHOTOS ARE OUTDATED (35 yrs old)
- ▶ EMINENT DOMAIN RULING 6/23/2005
- ▶ TWO STORIES IS THE BEST OPTION FOR ORANGE
- ▶ FINANCIAL IMPACT TO BUSINESSES
↳ GRANDFATHER LAWS.
- ▶ JOBS TO HOUSING BALANCE?
- ▶ EFFECTS OF NON-CONFORMING USE DESIGNATION DUE TO RE-ZONING.
- ▶ IS MIXED USE ALL PRETTY? POWERS ARE DECEIVING.
- ▶ DON'T WANT TO BECOME LA PROVIDE EASY TRAVEL AND PLENTY OF PARKING. NO PAY!!
- ▶ MIXED USE MAY NOT BE APPROPRIATE FOR SOME AREAS.
- ▶ MORE RESIDENTS = TRAFFIC + CRIME + ACCIDENTS.
- ▶ IMPACT ON SCHOOLS
- ▶ EAST ORANGE FISCAL IMPACTS ON CITIZENS! ESTABLISHED
- ▶ LOOK AT IMMEDIATE EFFECTS!!
- ▶ CHECK WEBSITE TO ENSURE THAT INFORMATION IS ACCURATE AND UP TO DATE.