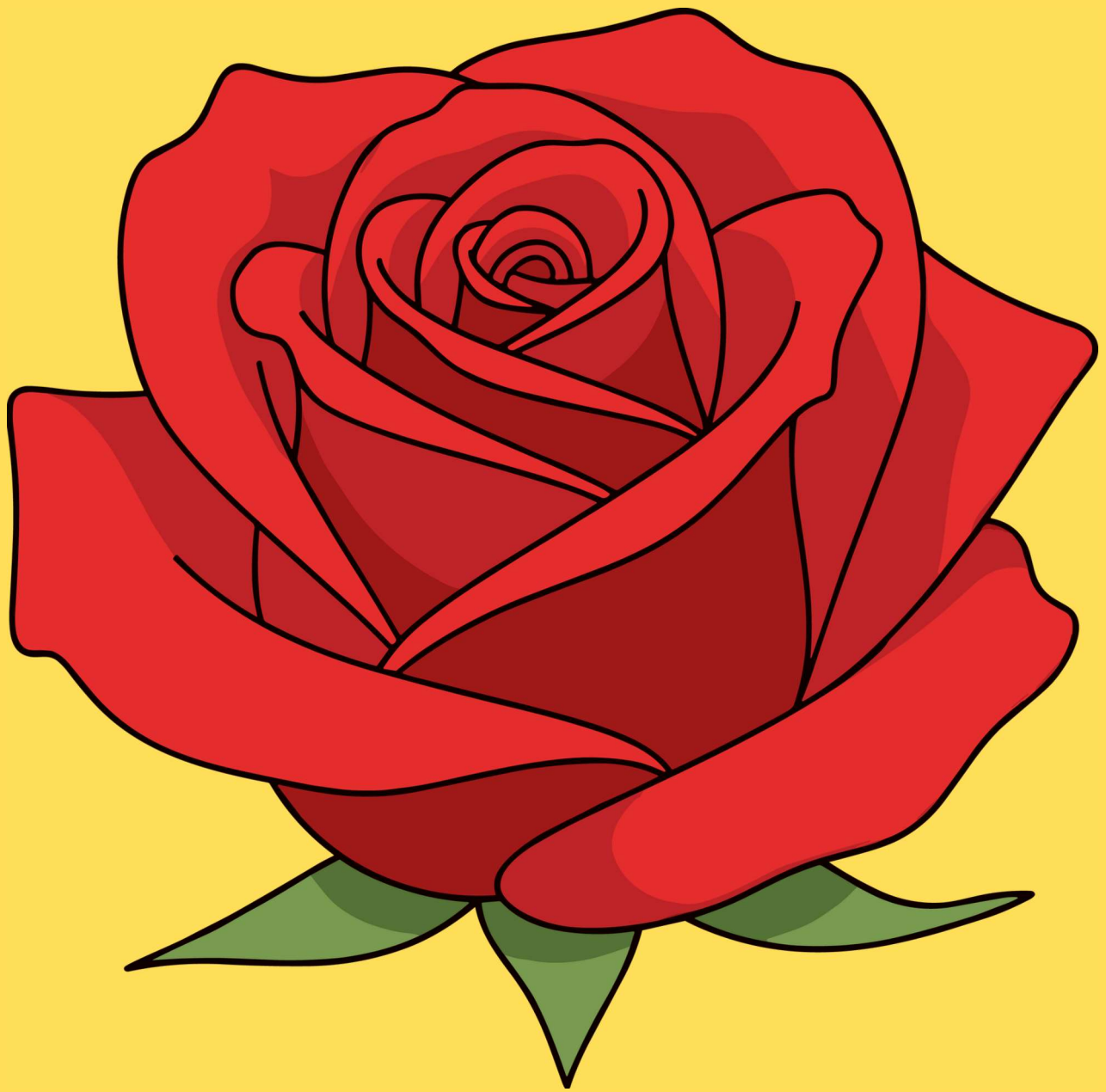




The 710 Stub Vision plan

The draft plan divides the area into three districts: the Colorado Civic Area, the Central Area, and Innovation Area.



Gateway Area



The Gateway Area between Union Street and Holly would be a location for a transit hub where multiple bus lines would connect.

Colorado Civic Area



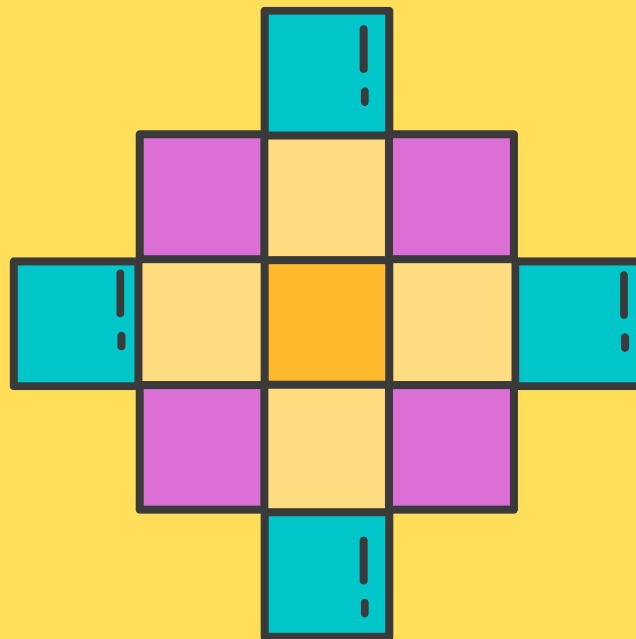
This area is currently planned to have
200–300 units of housing
Small business and retail

- A new 250–room hotel adjacent to Old Pasadena
- Public open space – spanning Colorado Boulevard for special events, parade viewing, and local cultural programs

Additionally, this area has :

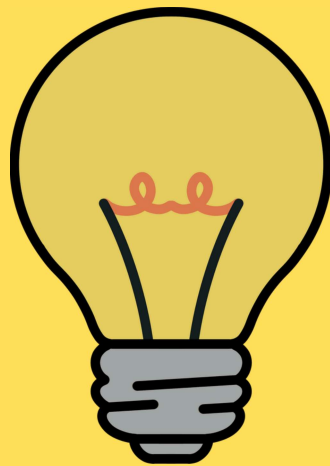
Taller buildings to the north provide noise protection from the freeway and frame views of mountains; underground parking; shorter buildings along Colorado would allow the area to blend in with the rest of Old Pasadena's scale.

Central Area

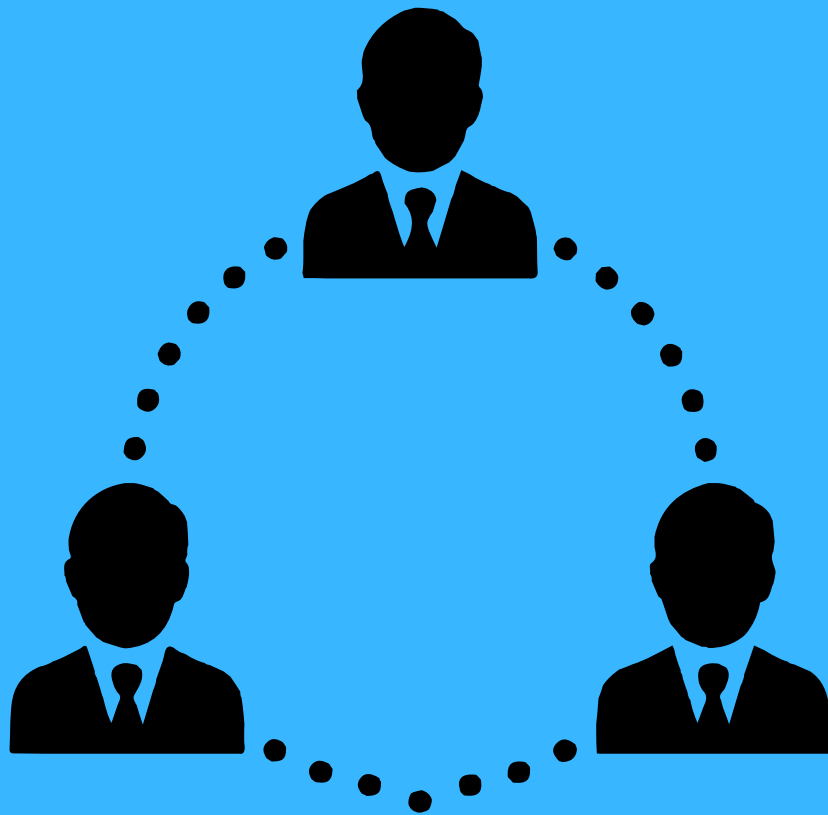


This area is focused primarily on housing with minimal businesses. It includes about 1000–1400 units of housing, potentially targeting special groups such as students, seniors, and workers

Innovation District



This area is built around commercial
and R&D with a lot of open access and
public spaces

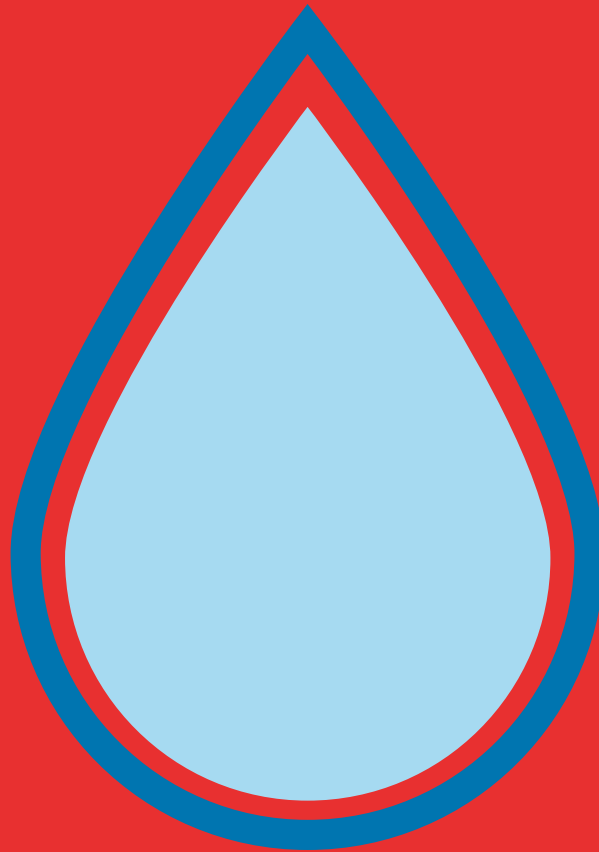


Public space & community relations

Plan summary

Place Creation and Community Cohesion are two of six organizing concepts for the plan. "Vision Plan concepts include many forms of public amenity – a plaza on Colorado Boulevard, pedestrian paseos, public courtyards, community gardens, and active recreation.

Current concepts suggest 20–24% of the Project Area could be allocated as public space. A forthcoming "public realm" framework could define and program these places. Art, educational or cultural moments can be reflective of the site's history



Water

Plan summary

In the Central Area with residential buildings "Green high performance buildings apply passive design strategies, and contribute to sustainable water (greywater) and power (renewables) systems" (p. 116).

In the Del Mar to California area there would be a three to four acre park in the ditch that captures stormwater and percolates it into the ground.

South of Del Mar water features in the two versions differ. The Gardens and Terraces scheme would have a canal extending into the heart of the community as a blue spine. In the Boulevard and Paseos scheme, there would be a park of pools and naturalized detention areas—spaces where water, landscape, and reflection converge.



Energy

Plan summary

The plan sketches a net-zero energy pathway for the project.

In the Central Area with residential buildings, "Green high performance buildings apply passive design strategies, and contribute to sustainable water (greywater) and power (renewables) systems" (p. 116).

The plan includes thermal comfort strategies, sustainable systems, and the building of an all-electric area.



Plants & Wildlife

Plan summary

The vision plan says "inclusion of "micro-forests" could boost the area's regenerative properties by providing plant and insect habitats while enhancing community wellness and climate resilience through cooling and greening." (p. 45).

In the Central Area with residential buildings "Plantings and tree canopy combine to create a climate appropriate native habitat, where each development contributes to a holistic landscape" (p. 116).



Affordable Housing Plan Summary

The report identifies affordable housing as the "highest opportunity" based on market demand, policy priorities, and public support. The plan estimates the project area can accommodate 1600–1900 units. This is comparable to the units displaced by the freeway.