

3.0 Project Description

Project Title

Town Center Specific Plan

Lead Agency Name and Address

City of Duarte
Planning Division
1600 Huntington Drive
Duarte, California 91010

Project Location

The project "Planning Area" is located generally along Huntington Drive from west of Buena Vista Street to east of Highland Avenue, plus portions of Buena Vista Street and Highland Avenue from Huntington Avenue to Interstate 210, in the City of Duarte, Los Angeles County, California (see Exhibit 3-1, Regional Context and Vicinity Map). Huntington Drive at the Civic Center is the approximate central point of the Planning Area, located at Latitude 34° 8' 22" North, Longitude 117° 58' 19" West. The Planning Area includes all properties within the Town Center Specific Plan boundaries.

Project Sponsor's Name and Address

City of Duarte
Planning Division
1600 Huntington Drive
Duarte, California 91010

General Plan Land Use Designations

The Planning Area is designated for mixed-use, commercial, administrative professional, multi-family residential, public/quasi-public, and open space uses, as identified in the 2007 General Plan.

Zoning Districts

Properties within the Planning area are zoned for commercial, residential, public facilities, and open space. The majority of properties within the Specific Plan area are zoned for commercial uses. Residential uses are generally concentrated in the eastern portion of the Planning Area.

Background

Adopted by the City Council in 2003, the Duarte Town Center Concept Plan envisioned a community-oriented, walkable, mixed-use activity center in the heart of Duarte. In 2012, the City convened a Town Center Ad Hoc Committee to review the 2003 Town Center Concept vision. The Ad Hoc Committee reaffirmed the original vision and recommended that the City Council authorize development of a specific plan to implement that vision. The specific plan would encourage and promote mixed-use development and set forth a plan for streetscape improvements in the area.

The Town Center Concept Plan originally identified an approximately one-mile stretch of Huntington Drive, along with the portion of Buena Vista Street from Huntington Drive south to I-210, as Duarte's Town Center. Given the anticipated opening of the Metro Gold Line Station (light rail) in early 2016, the Town Center concept has been expanded to also

include Highland Avenue in this new planning effort, to foster enhanced mobility options to and from the Gold Line station area, and to promote additional transit-oriented development opportunities.

Environmental Setting

The City of Duarte is located in the San Gabriel Valley, approximately 21 miles northeast of the City of Los Angeles. The City lies at the base of the San Gabriel Mountains and is bordered by the city of Irwindale to the south, the city of Monrovia to the west, the city of Bradbury and the Angeles National Forest to the north, and the city of Azusa to the east. Two major freeways provide regional access: Interstate 210 (I-210) and Interstate 605 (I-605). I-210 runs east-west traversing the southern portion of the City, and I-605, which runs north-south, terminates at I-210 in Duarte.

Project Location/Planning Area

The Planning Area is generally occupied by commercial uses on the east and west, government uses in the center, and residential uses intermixed along the corridors. Currently, the planning area comprises the following land uses: approximately 50 percent commercial, 20 percent government/institutional, 15 percent residential, and six percent office, with eight percent of the Planning Area vacant.

Surrounding Land Uses

The Planning Area is primarily surrounded by multi-family and single-family residential development. The Duarte Sports Park, Duarte High School, and Duarte Middle School are located south of the Planning Area.

Proposed Town Center Specific Plan Basic Project Objectives

The City's objectives for the proposed Specific Plan are as follows:

1. Revitalize existing development and transform vacant and underutilized properties to create a synergistic and lively Town Center.
2. Facilitate the creation of a mixed-use Town Center with an appropriate mix of residential, commercial, retail, services, civic, and cultural uses that will accommodate higher densities, revitalize existing development, and reflect market conditions.
3. Establish development standards and design guidelines that promote high-quality project designs that are attractive, yield a variety of uses, and create a sense of place.
4. Provide for an attractive and unique image for the community by creating a walkable, cohesive, and enduring built environment.
5. Improve pedestrian and transit facilities to create a comfortable walking environment and enhance connectivity to the Duarte Metro Gold Line Station, City of Hope, and the Duarte Bike Trail.
6. Identify and provide for implementation of capital improvement projects and investments to realize the vision of the Town Center Specific Plan and ensure that future demands on the Town Center's infrastructure will be successfully accommodated.

Project Characteristics

Introduction and Overview

The City of Duarte (City) is proposing a Specific Plan for the Town Center Area (Planning Area or Town Center Area) - the Duarte Town Center Specific Plan (Specific Plan). The proposed Specific Plan would implement the community's vision for the Town Center as guided by the City's General Plan. The General Plan requires the creation of a Town Center Specific Plan to determine detailed standards, strategies, and policies for the Town Center, and to coordinate numerous public and private investments. A primary goal of the proposed Specific Plan is to guide future land use changes in the Planning Area towards realizing the community's vision of recognizing that a high-quality pedestrian experience is central to the success of the Town Center.

The project is the adoption and long-term implementation of the Specific Plan. The Specific Plan establishes new land uses and development standards for the Planning Area to guide redevelopment and new construction. The Specific Plan identifies the long-term vision and objectives for private development and public improvement along portions of Huntington Avenue, Highland Avenue, and Buena Vista Street in the City of Duarte. The project Planning Area encompasses approximately 75 net acres and includes land use designations/zoning districts supporting mixed-use, commercial, residential, and public facility uses. The Specific Plan is structured around a concept called "incentive zoning," whereby increased development potential is provided only if properties meet minimum lot sizes and/or provide community benefits such as but not limited to public plazas, public art, and funding for facilities and streetscape improvements.

The proposed Specific Plan would allow flexibility between uses, but for the purpose of CEQA, the theoretical maximum development capacity allowed by the Specific Plan is analyzed in the EIR to provide a conservative estimate of potential impacts resulting from full build-out. The theoretical maximum build-out of the Planning Area is based on an analysis of existing underutilized sites that may redevelop. Future redevelopment would be subject to the development standards of the Specific Plan, but no detailed designs have been proposed for those sites at this time. As such, the EIR programmatically analyzes the potential build-out of the Planning Area based on anticipated, reasonable assumptions for growth based on the development standards of the Specific Plan on underutilized sites. It is estimated that the Specific Plan would support development of a net new 1,036 residential units, 331 net new hotel rooms, and 217,021 net new square feet of commercial development.

Depending on the size and use associated with future redevelopment, additional environmental review may be required when detailed, site-specific projects are proposed under the Specific Plan. The Specific Plan also identifies the need for roadway improvements to facilitate mobility and improve the pedestrian experience. Therefore, the EIR also analyzes potential impacts related to infrastructure construction facilitated by the Specific Plan.

Maximum Allowable Development Limitation

Section 7.2 of the Specific Plan would establish a Maximum Allowable Development limitation, or "cap," which would limit the amount of new residential development (units), new office and retail development (floor area), and new commercial lodging development (hotel rooms) to be permitted within the Specific Plan area after adoption of the Specific Plan. The Specific Plan stipulates that when the selected Maximum Allowable Development limit is reached, no further development would be permitted without a City Council-approved amendment to the Maximum Allowable Development limitation provisions of the Specific Plan. The actual Maximum Allowable Development may be lower than the those analyzed in this SEIR.

Table 3-1
Summary of Permitted Increment of Change under the Proposed Specific Plan vs. Existing Conditions

	Residential Units	Hotel Rooms	Commercial Square Feet
Existing Conditions	107	119	515,691
Maximum Allowable Development (Gross)	1,143	450	732,712
Net Change	1,036	331	217,021

Specific Plan Objectives

The Specific Plan provides a long-term strategy for revitalizing central Duarte and creating a more downtown-like environment. The Vision Statement establishes the Duarte Town Center as an attractive mixed-use activity center with a strong sense of place, an active and dynamic social gathering place that is family-oriented and pedestrian friendly, and encourages an economy that is strong and diverse.

The Specific Plan identifies the following Objectives:

Land Use and Zoning

- Facilitate the creation of a balanced community with a mix of residential, commercial, retail, services, civic, and cultural uses.
- Develop an appropriate mix of housing and commercial development to sustain the needs of the Duarte community.
- Accommodate higher densities and a range of activities in the Town Center.
- Develop Huntington Drive as a mixed-use corridor with uses that reflect market conditions.
- Develop flexible spaces with the ability to respond to shifts in the market.
- Ensure new uses and development is compatible, harmonious, and complements the surrounding area.
- Revitalize existing development and transform vacant and underutilized properties to create a synergistic and lively Town Center.

Design

- Provide for an attractive and unique image for the community by creating a walkable, cohesive, and enduring built environment.
- Provide a basis to achieve quality design for development in the Town Center.
- Establish methods in site planning, building architecture, and building placement for consistent design to create a sense of place and quality design.
- Ensure project designs are attractive and safe, and yield a variety of uses including residential, office, retail, hotel, and/or entertainment.

Mobility

- Improve pedestrian facilities to create comfortable walking environments that promotes pedestrian activity.
- Optimize the street right-of-way to accommodate multimodal services and amenities.
- Shorten distances for pedestrian crossings along Huntington Drive to expand walkability in the Town Center.
- Incorporate curb extensions ("bulbouts") to increase pedestrian visibility and safety at crosswalks, calm traffic speeds, and provide space for rain gardens, tree planting, street furnishings, and other amenities.
- Explore sidewalk-widening strategies to create unobstructed accessible pedestrian pathways through land dedication.
- Improve connectivity to the Duarte Metro Gold Line Station, City of Hope, and the Duarte Bike Trail.
- Enhance transit stops with shade structures, seating, bus information, and other amenities.

Infrastructure

- Promote efficient, effective, and equitable provision of high quality utilities and infrastructure throughout the Town Center.
- Maximize existing infrastructure resources and plan for future demands.
- Work with utility providers to coordinate future infrastructure improvements to address potential utility deficiencies.
- Coordinate future improvement projects in the Town Center to maximize the use of public and private funding for infrastructure improvements.

Implementation

- Expand high quality employment opportunities through the increased concentration of local retail, restaurant, and office spaces.
- Prioritize land use improvements consistent with community planning objectives, based on economic analysis, and focus efforts to capitalize on current market opportunities.
- Facilitate new development and business activity and expansion.
- Utilize the area's proximity to the freeway and the commerce it generates to attract retail spending by regional visitors and high skilled workers who desire a shorter commute.
- Increase housing opportunities for commuters who use the Gold Line so they may live and shop in the Town Center area.

- Take advantage of vacant and underutilized sites to expand mixed-use development.
- Ensure developers build flexible commercial spaces able to respond to variations in the market.
- Intensify concentration of public improvements to catalyze private investment within the Town Center.
- Create long term public/private partnerships to lead the process of physical change synonymous with the objectives of the Specific Plan.
- Proactively attract and retain new businesses, jobs, and investment.
- Establish financing mechanisms to implement public improvements and business improvement activities in prioritized areas.
- Maintain the City's business friendly environment and continue to offer new and existing businesses an effective and streamlined process.

Proposed General Plan Land Use Designation

The Specific Plan proposes to replace the existing General Plan land use designations with a new Specific Plan designation and would require a General Plan Land Use Amendment.

Specific Plan Components

The Duarte Town Center Specific Plan integrates a set of bold strategies to achieve the vision of a vibrant, thriving, connected, and memorable Town Center. Chapters 1 and 2 set the stage for the future by describing the community-informed vision and goals for the Town Center. Chapters 3 through 6 contain the specific development standards and design guidelines proposed to create the transformed Town Center environment envisioned by the community. Chapter seven outlines strategic implementation and steps needed to achieve positive, tangible change. This includes a series of near-term and long-term actions to be carried out by the City of Duarte in partnership with both public and private agencies.

A full draft of the proposed Specific Plan is available online at www.duartetowncenter.com. In compliance with CEQA, only those components of the proposed Specific Plan that would have the potential to result in potential environmental effects are addressed in this EIR.

Land Use Districts

The land use strategy for the Specific Plan would allow greater flexibility for a mix of uses in the Planning Area to promote a variety of commercial, housing, and entertainment uses in the Town Center. The Specific Plan would allow higher densities, intensities, and building height limits, which are context sensitive in relation to adjacent lower density residential areas.

The proposed land use map is presented in Exhibit 3-2 (Duarte Town Center Allowed Land Use). The following land use designations are established in the Specific Plan to regulate permitted uses specifically in the Town Center: Lot consolidation requirements apply to certain areas to allow for residential development.

Residential Town Center (RTC)

The Residential Town Center area includes a mix of existing medium density, single family, and multi-family residential uses. The primary intent of the Residential Town Center designation is to foster a compatible mix of medium density housing.

Mixed-Use Neighborhood (MUN)

The primary intent of the Mixed-Use Neighborhood designation is to facilitate a diverse base of commercial, retail, office, and service-oriented businesses to serve the daily needs of nearby residences and visitors. The inclusion of commercial uses is generally encouraged on the ground floor, with frontage along Huntington Drive. For developments that contain residential uses, the inclusion of a commercial component is required at key intersections, regardless of allowable density.

Mixed-Use Corridor (MUC)

The primary intent of the Mixed-Use Corridor designation is to accommodate a variety of commercial and retail uses and higher density mixed-use residential development with prominent storefront/commercial activity along the major corridors. A commercial component is generally required along Huntington Drive and at key intersections.

Mixed-Use Town Center (MUTC)

The primary intent of the Mixed-Use Town Center land use designation is to concentrate development along Huntington Drive and redefine the existing development pattern. This designation allows for a dynamic mix of commercial and retail uses and higher density residential uses with an emphasis on walkable urban form.

Town Center Commercial Core (TCCC)

The primary intent of the Town Center Commercial Core designation is to enable a diverse mix of commercial uses, including retail and services, office, research and development, hotels (west of Buena Vista Street only), restaurants, and other similar business activities. Building design will emphasize walkable form.

Public Facilities (PF)

The primary intent of the Public Facilities designation is to provide property for public land uses necessary to support community needs within the City, including libraries, community facilities, schools, and utilities. A limited amount of commercial, retail, recreation, education, and care uses are allowed within the Public Facilities designation, usually through a use permit process.

Development Standards and Design Guidelines

The proposed Specific Plan provides development standards for formulating identity and enhancing the character and qualities of the Town Center. These qualities are strongly influenced by the design of buildings and how they interface with sidewalks to create a public realm resulting in desirable urban form. The development standards are intended to (1) create incentives for mixed-use, façade enhancements, and desirable uses such as restaurants, while respecting the character of adjacent residential neighborhoods; and (2) encourage further use of the Metro Goldline. The development standards and design guidelines also ensure that each new building in the Town Center contributes to the creation of successful placemaking, with pedestrian-oriented streetscapes that promote walkability.

The proposed Specific Plan would include a tiered land use and zoning system, which requires Tier 2 and 3 projects to contribute community benefits specifically tailored to the Development Area (see Exhibit 3-3 [Duarte Town Center Development Areas]):

- Tier 1 Projects – Base Allowances
- Tier 2 Projects – Height Increased and Residential May be Allowed
- Tier 3 Projects – Height, Density, and Intensity Increases

A summary of building form standards for each area is presented in Table 3-2, summarized by Area and Tier.

Area 1

Area 1 represents a critical northbound gateway to the Specific Plan area along Buena Vista Street. The area maintains a diverse array of commercial uses, including a restaurant housed in the historic School House building, and provides freeway frontage and visibility. Freeway access and location along a major corridor foster an active retail and commercial environment. Building form and setbacks encourage buildings to engage with the street (locating parking in less visible areas) to create a continuous street wall and more defined streetscape.

Table 3-2
Summary of Building Form Standards in Areas 1-10

Building Form Standards	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6	Area 7	Area 8	Area 9	Area 10
Tier 1 – Base Standards										
Height: Residential and Mixed-Use	N/A	2 stories max. 25 feet	N/A	N/A	2 stories max. 25 feet	2 stories max. 25 feet	2 stories max. 25 feet	2 stories max. 25 feet	2 stories max. 25 feet	N/A
Height: Commercial (except hotel)	2 stories max. 25 feet	2 stories max. 25 feet	2 stories max. 25 feet	2 stories max. 25 feet	2 stories max. 25 feet	2 stories max. 25 feet	2 stories max. 25 feet	N/A	2 stories max. 25 feet	2 stories max. 25 feet
Height: Hotel	2 stories max. 25 feet	3 stories max. 35 feet	N/A	N/A	2 stories max. 25 feet	N/A	N/A	N/A	N/A	N/A
Floor Area Ratio ⁴	0.5	0.5	0.5	0.5	0.5	0.5	0.5	N/A	0.5	2.5
Residential Density (du/ac)	N/A	28 max.	N/A	N/A	28 max.	N/A	N/A	21 max.	21 max.	N/A
Tier 2 – Lot Consolidation Bonus										
Bonus Height: Hotel	N/A	N/A	N/A	4 stories max. 50 feet	N/A	N/A	N/A	N/A	N/A	N/A
Bonus Floor Area Ratio ⁴	N/A	N/A	N/A	1.0	N/A	1.0	1.0	N/A	N/A	N/A
Bonus Residential Density (du/ac)	N/A	N/A	N/A	21 max.	N/A	30 max.	35 max.	N/A	N/A	N/A
Tier 3 – Community Benefit Bonus ² For a list of available community benefits see Section 3.6 Additional Incentives and Bonuses										
Minimum Number of Community Benefits Required ³	3/5	2/5	3/5	2/5	2/5	2/5	3/5	3/5	2/5	2/5
Bonus Height: Residential and Mixed-Use	N/A	4 stories max. 50 feet	4 stories max. 50 feet	4 stories max. 50 feet	4 stories max. 50 feet	4 stories max. 50 feet	4 stories max. 50 feet	4 stories max. 50 feet	4 stories max. 50 feet	N/A
Bonus Height: Commercial (except hotel)	4 stories max. 50 feet	4 stories max. 50 feet	4 stories max. 50 feet	4 stories max. 50 feet	4 stories max. 50 feet	4 stories max. 50 feet	4 stories max. 50 feet	4 stories max. 50 feet	4 stories max. 50 feet	5 stories max. 75 feet
Bonus Height: Hotel	6 stories max. 90 feet	4 stories max. 50 feet	N/A	N/A	4 stories max. 50 feet	N/A	N/A	N/A	N/A	N/A
Bonus Floor Area Ratio ⁴	2.5	1.5	2.0	1.5	1.5	1.5	2.0	1.0	1.5	N/A
Bonus Residential Density (du/ac)	N/A	40 max.	55 max.	40 max.	40 max.	40 max.	50 max.	30 max.	40 max.	N/A

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Area 2

Area 2 is the westernmost segment of the Town Center. The area has a narrow frontage along Huntington Drive and contains a mix of uses. Building form is intended to intensify existing uses and develop an enhanced relationship along Huntington Drive through pedestrian oriented development.

Area 3

Area 3 is generally located between Buena Vista Street and Cotter Avenue on both sides of Huntington Drive. This area offers some of the greatest transformative potential in the Specific Plan area. Its size, configuration, and proximity to the I-210 create the opportunity for impactful new development with a broad range of uses. The area's strategic location at the intersection of Buena Vista Street and Huntington Drive presents a unique opportunity to develop an attractive retail center and plaza where people can enjoy outdoor dining, café seating, and other pedestrian amenities. Building form should include mixed-use infill development with residential units on top of retail shopfronts along Huntington Drive.

Area 4

Area 4 is located on the northeast corner of Huntington Drive and Cotter Avenue. Over the long term, building form in this centrally located area is intended to facilitate mixed-use with frontages along Huntington Drive devoted to retail. Building form should allow for two to three stories of residential above ground-floor commercial designed to be complementary to the surrounding context.

Area 5

Area 5 is located on the northwest corner of Huntington Drive and Oak Avenue and on the southwest corner of Huntington Drive and Highland Avenue in the Mixed-Use Corridor zoning designation. This area presents an opportunity to create intensified commercial and retail uses at a key intersection in the Town Center. Building form is intended to provide sufficient height, floor area, and density to accommodate a variety of uses – from mixed-use combinations of residential with ground floor commercial development, to a hotel with active storefronts and a variety of commercial uses.

Area 6

Area 6 is located at the northwest intersection of Huntington Drive and Highland Avenue. This high-profile corner is especially visible from travelers heading north on Highland Avenue from the Duarte Metro Gold Line Station. Building form is intended to announce the entrance to the Town Center.

Area 7

Area 7 is located on the southwest corner of Huntington Drive and Santo Domingo Avenue. The location of this area allows the opportunity for higher density residential development at the edge of the Specific Plan area, within walking and biking distance of the Duarte Metro Gold Line Station. Building form is intended to provide the necessary height, floor area and density to accommodate residential and some mixed-use and/or commercial development.

Area 8

Area 8 is located in the eastern portion of the Plan Area between Santo Domingo Avenue and Highland Avenue. Proximity to the new Duarte Metro Gold Line station offers an attractive transportation option for higher density housing. Building form is intended to accommodate residential development and facilitate access to the Duarte Metro Gold Line Station.

Area 9

Area 9 is located on the southwest corner of Huntington Drive and Highland. The location of this area along a key arterial that connects a direct path to the Duarte Metro Gold Line station allows for more intensive development. Building form is intended to provide sufficient height, floor area and density to accommodate a dynamic mix of residential and commercial uses.

Area 10

Area 10 is located in the heart of the Town Center along Huntington Drive. The area contains the Civic Center buildings including City Hall and Duarte Community Center. Building form is intended to allow sufficient height, floor area and density to accommodate civic, office, and commercial uses.

Design Guidelines

The Town Center is envisioned as a mixed-use district with the potential for new land uses, mobility improvements, and pedestrian enhancements that would enhance the public realm. The proposed Specific Plan includes design guidelines to promote active building frontages, pedestrian-friendly landscaping, interesting facades, and high quality architectural design. The design guidelines of the Specific Plan specifically address the following elements:

- Public Realm: sidewalk, street trees, and crosswalk paving; street furniture and lighting; parklets; public realm signs; and plazas.
- Private Realm: building design; key intersections; ground floor residential; ground floor retail and stand-alone retail; mixed-use development; hotel development; parking areas; architectural styles; and façade enhancements for existing commercial buildings.

Many of the guidelines are specific in nature, while others allow for broader interpretation. The intention of design guidelines is to provide a framework for development design. There are many ways to meet a particular guideline and exceptions may be granted, such as in the case of an extraordinary design.

Circulation, Mobility, and Parking

In addition to future development, Chapter 5 of the Specific Plan addresses key issues and opportunities related to automobile, bicycle, and pedestrian circulation throughout the Planning Area. The Mobility chapter encourages greater connectivity for all modes of transportation and presents improvement projects to enhance the pedestrian experience throughout the Planning Area.

Huntington Drive Improvements

Huntington Drive existing lane widths are 12-14 feet in width, plus a parking lane. The proposed concept plan for Huntington Drive would reduce lane widths to no more than 12 feet in width, and stripe the parking lane to clarify the width. In tandem with the narrowing of travel lanes, curb extensions (or “bulbouts”) will be added in the parking lane at key locations to narrow the roadway, calm traffic, and in certain cases shorten crossing distances for pedestrians crossing the street. Curb extensions will be provided where feasible at intersection corners. Underutilized portions of the parking lane adjacent to bulbouts may be designed for storm water planters to provide opportunities for green infrastructure, parklets, or outdoor dining space. Another critical improvement for the Town Center will be the addition of a new controlled crosswalk (likely at Brycedale Avenue) to provide another location for pedestrians to cross Huntington Drive (see Exhibit 3-4 [Huntington Drive Existing and Proposed]).

Buena Vista Street Improvements

To enhance access and per the City's Bicycle Master Plan, a proposed Class II bike lane north of Central Avenue, transitioning to a Class III bike route to the south, will provide greater multi-modal connectivity to the Town Center via Buena Vista Street. To facilitate these bike lanes, existing travel lanes within the existing roadway will be narrowed (see Exhibit 3-5 [Buena Vista Street Existing and Proposed]).

Highland Avenue Improvements

Highland Avenue connects the new Duarte Metro Gold Line Station with the Town Center. To facilitate an enhanced pedestrian and bicycling experience and encourage transit use, travel lanes within the existing roadway will be narrowed and a parking lane removed to allow for bike lanes on both sides of the street. In the longer term, it is recommended that the configuration of Highland Avenue through the Town Center (and beyond to connect with the Gold Line Station and bicycle facilities on Royal Oaks Drive) be changed from the current four lanes for moving traffic to three traffic lanes, with

one lane in each direction and one center two-way turn lane (see Exhibit 3-6A through Exhibit 3-6C [Highland Avenue Existing and Proposed, Near Term and Long Term]).

Bicycle Facilities

Consistent with the Citywide Bicycle Master Plan, bicycle facilities will be enhanced throughout the Town Center as follows:

- Buena Vista Street – Implement Class II on-street bike lanes on Buena Vista Street from north of Central Avenue to Huntington Drive and a Class II or Class III bike lane north of Huntington Drive to the Royal Oaks Bike Trail. These lanes should be implemented within the current roadway curb-to-curb travelled way.
- Highland Avenue – Implement Class II on-street bike lanes from Evergreen Street north to Huntington Drive and a Class II or Class III bike lane south of Central Avenue to the Duarte Gold Line Station. These lanes should be implemented within the current roadway curb-to-curb travelled way.
- Central Avenue – Implement a Class III bike route from Buena Vista Street to Highland Avenue.

See Exhibit 3-7 (Existing and Proposed Bicycle Facilities – Citywide Bicycle Master Plan).

Pedestrian Improvements

Pedestrian-scale lighting will be installed to improve safety for all users and enhance the sense of place. In the installation of new lighting, the City will review existing lighting conditions and focus new lighting especially at pedestrian concentration areas, such as bus stops and crosswalks. To enhance the pedestrian experience on Buena Vista Street and Highland Avenue, efforts will be focused to improve the I-210 freeway underpass.

Subsequent Activities, Implementation, and Development

After the adoption of the proposed Duarte Town Center Specific Plan by the Duarte City Council, all subsequent activities and development within the Planning Area would be subject to, and must be consistent with, the policies set forth in the Specific Plan. Proposed new or expanded uses and structures would be subject to design review and applicable use permit approval. Improvements to public infrastructure such as plazas, roadways and drainage, sewer, water and utilities, also would be implemented according to the policies set forth in the Specific Plan. Existing developments would not be directly affected unless the occupants or owners choose to expand or change their structures, grounds, or uses. The implementation and financing strategies for the proposed land use changes and improvements are outlined in an implementation action plan (see Chapter 7 of the Specific Plan) that provides the anticipated prioritization and phasing of improvements.

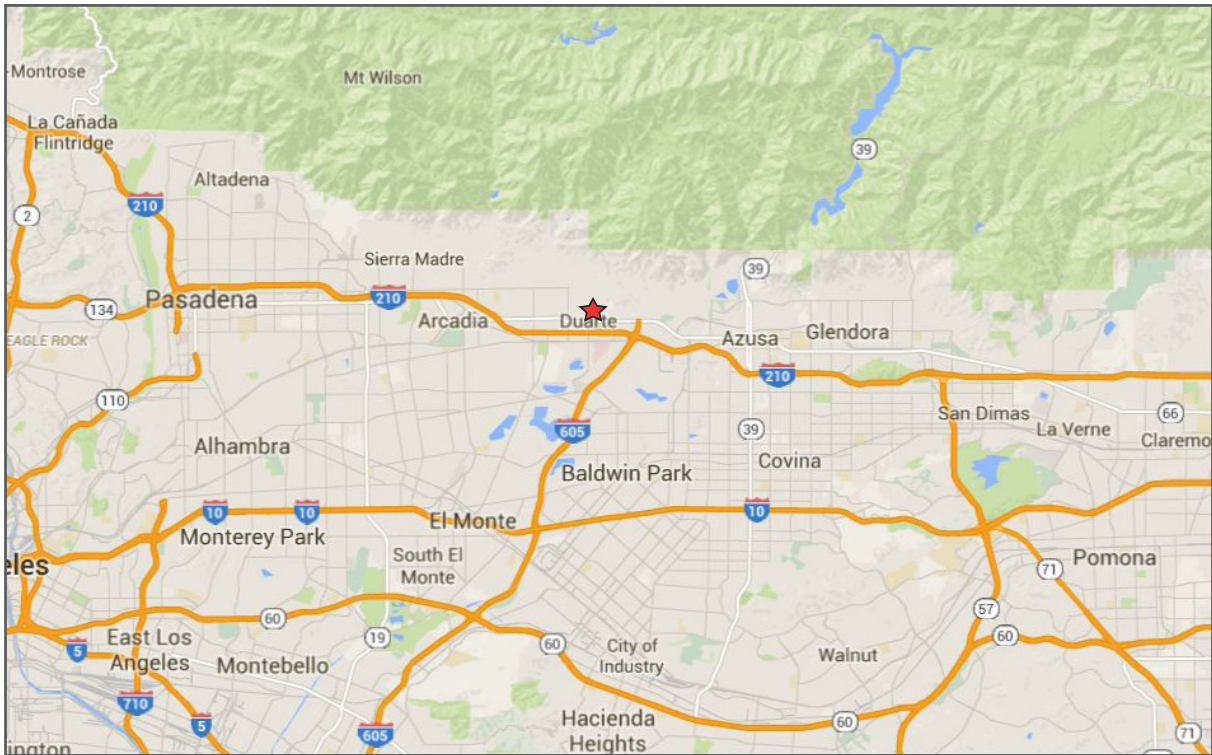
Required Approvals

- Specific Plan
- General Plan Amendment
- Zoning Code Amendment

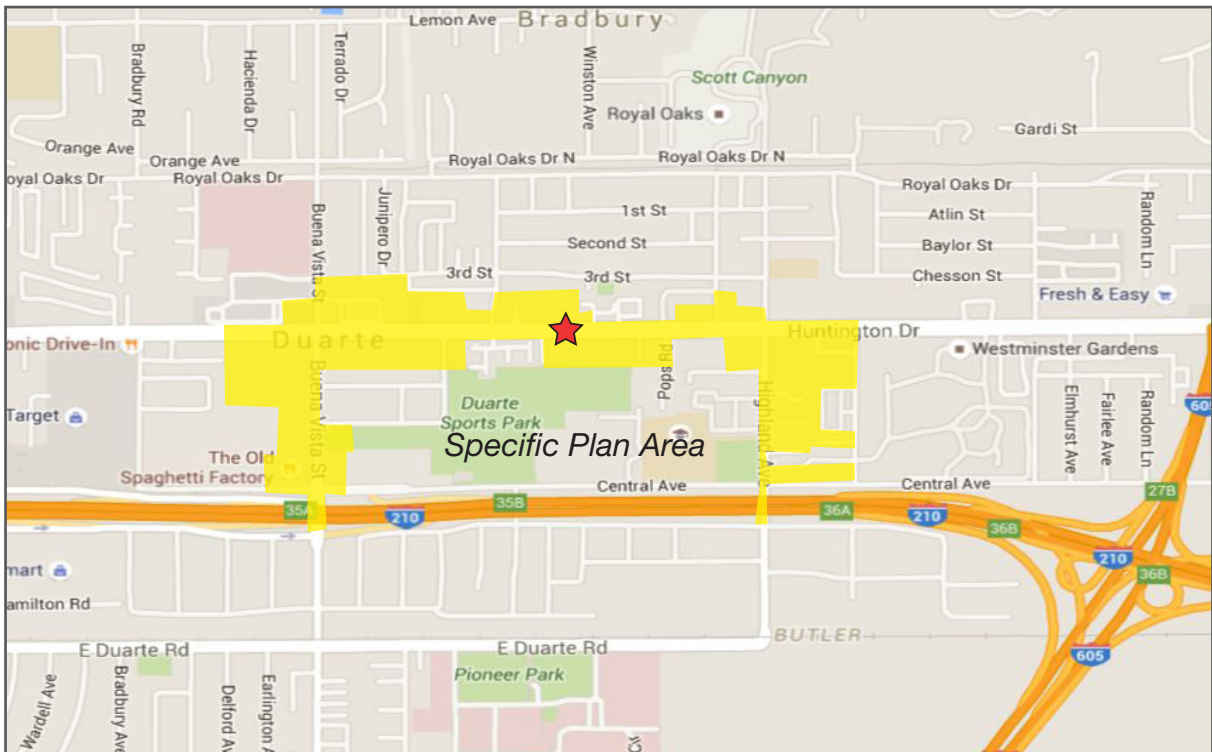
Other Public Agency Whose Approval Is Required

None

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Regional



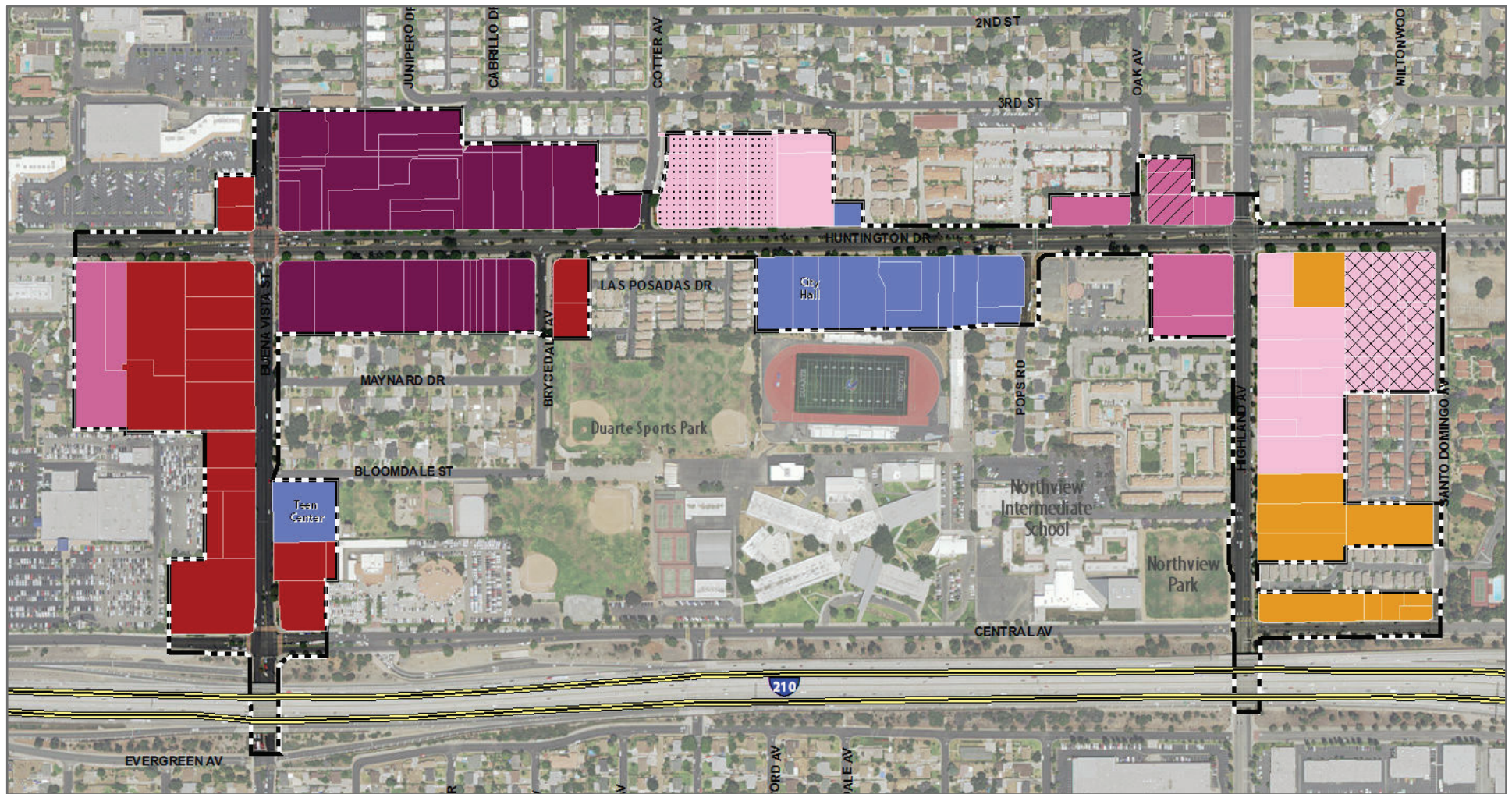
Vicinity



Exhibit 3-1 Regional Context and Vicinity Map

General Plan Supplemental EIR for the Town Center Specific Plan
City of Duarte, California

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Proposed Land Use (Draft)

- Residential Town Center
- Mixed Use Neighborhood
- Mixed Use Corridor
- Mixed Use Town Center
- Town Center Commercial Core
- Public Facilities

Overlay

- Lot Consolidation Requirement A
- Lot Consolidation Requirement B
- Lot Consolidation Requirement C

*** See Area Plans for overlay requirements and allowable uses.**

Town Center Specific Plan Boundary



Exhibit 3-2 Duarte Town Center Allowed Land Use

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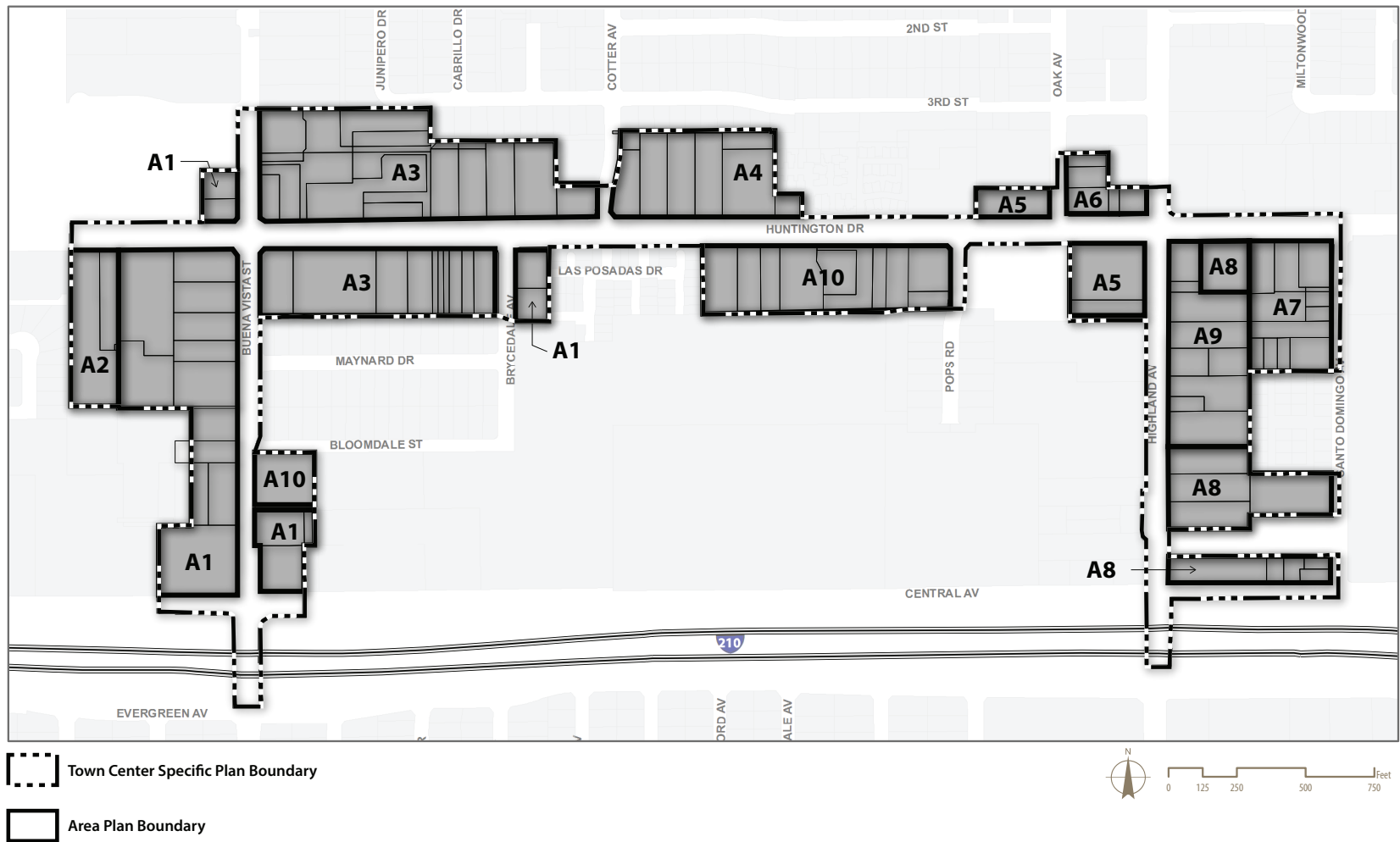


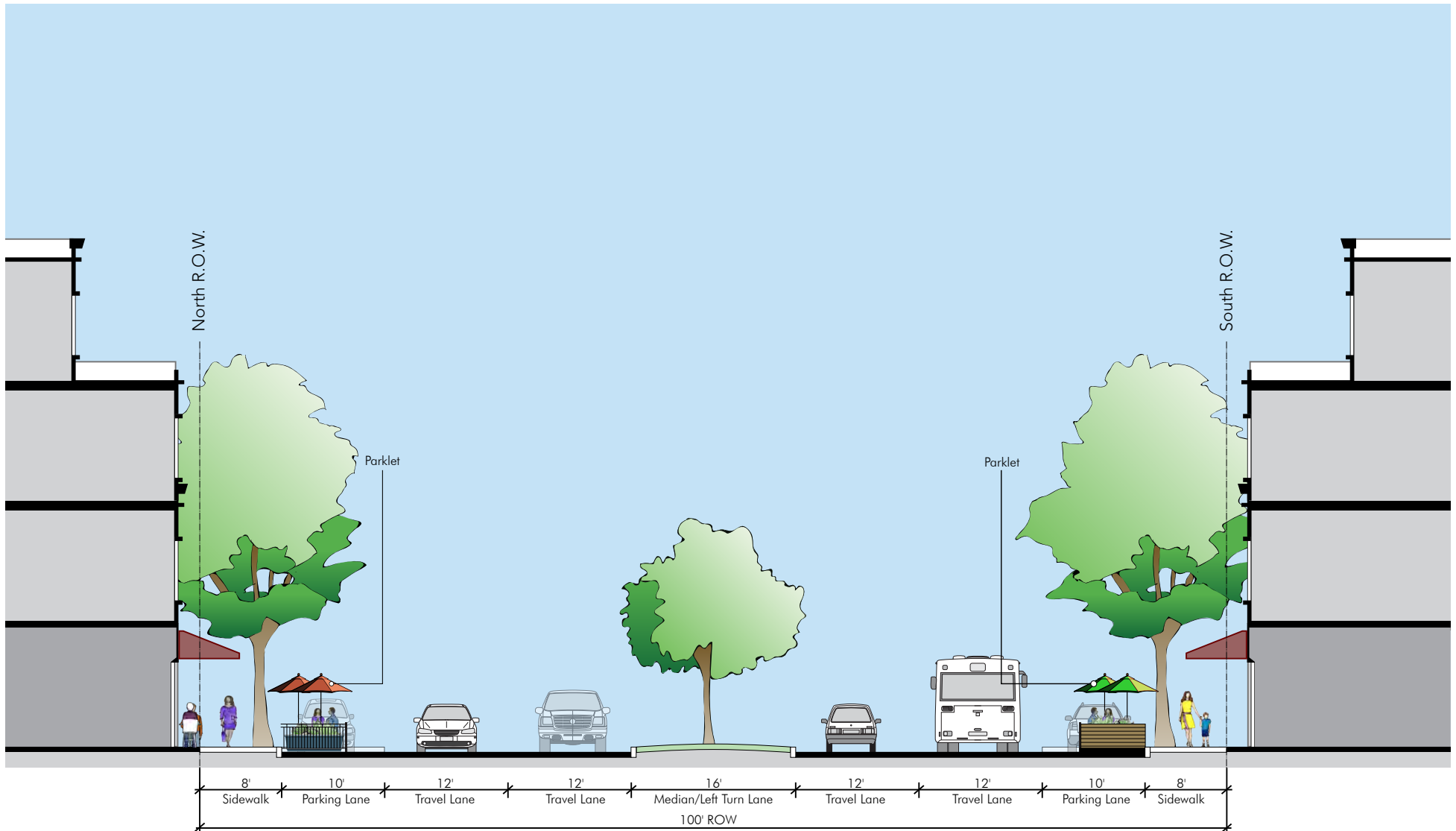
Exhibit 3-3 Duarte Town Center Development Areas

General Plan Supplemental EIR for the Town Center Specific Plan
City of Duarte, California

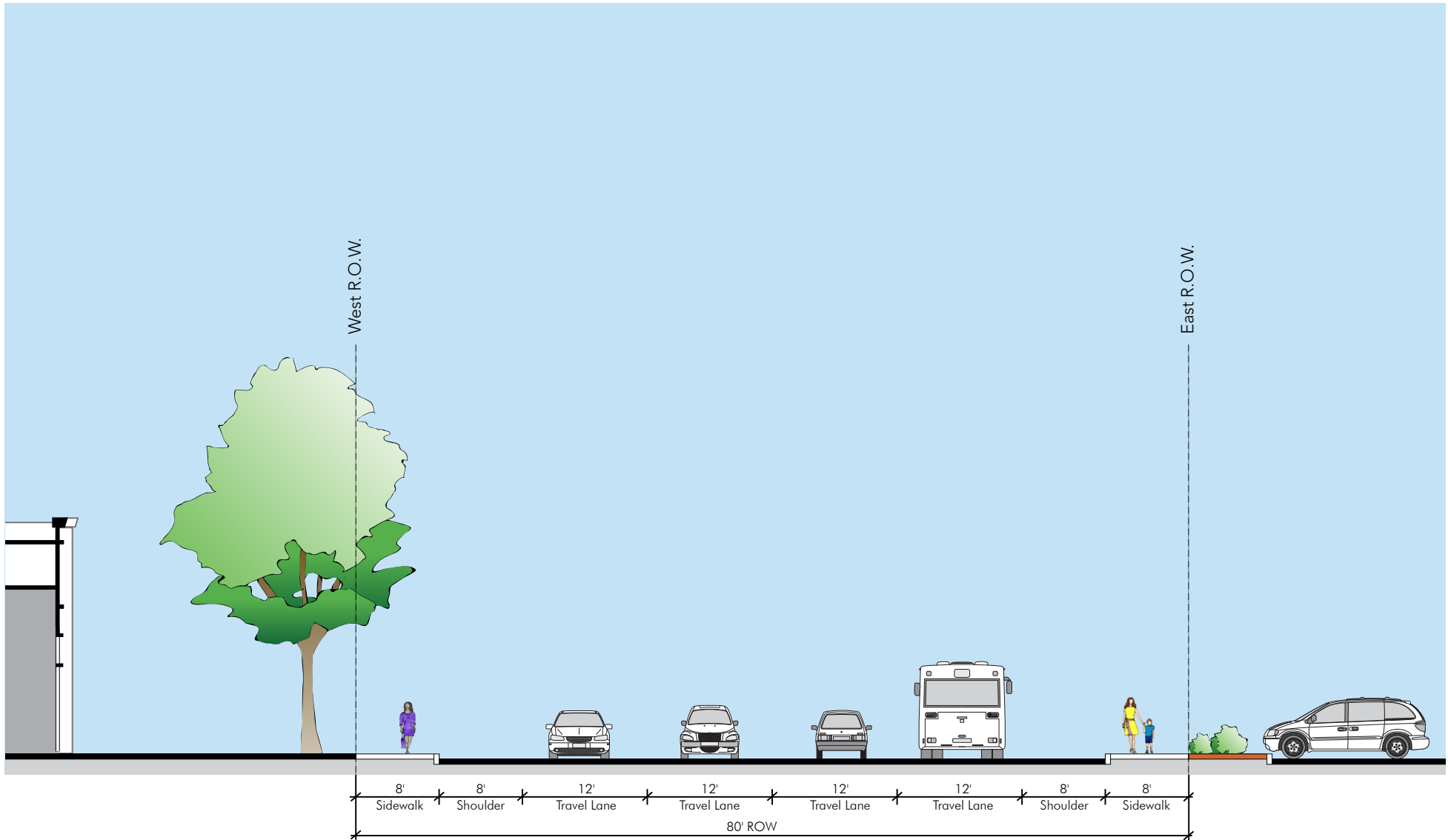
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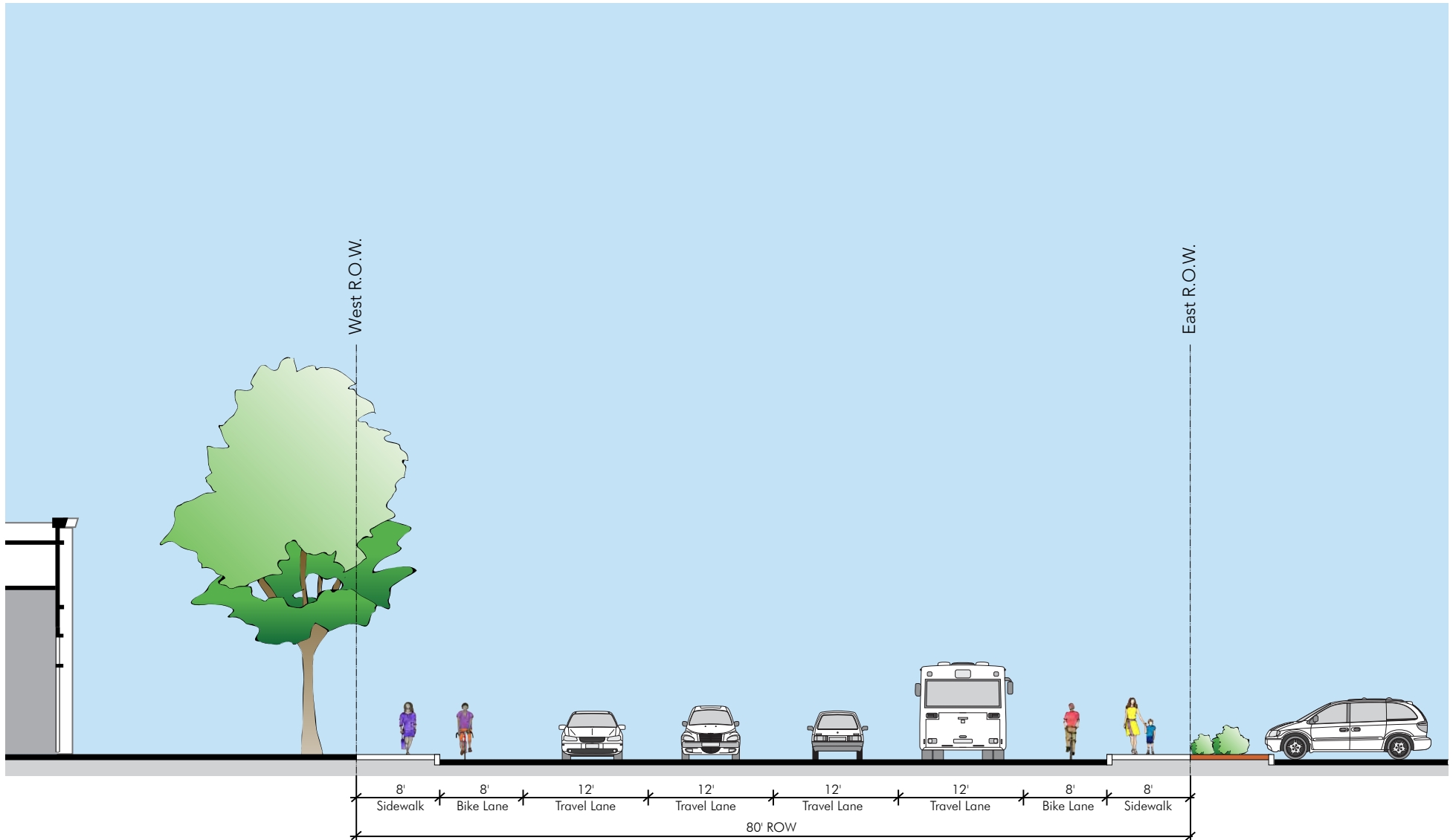
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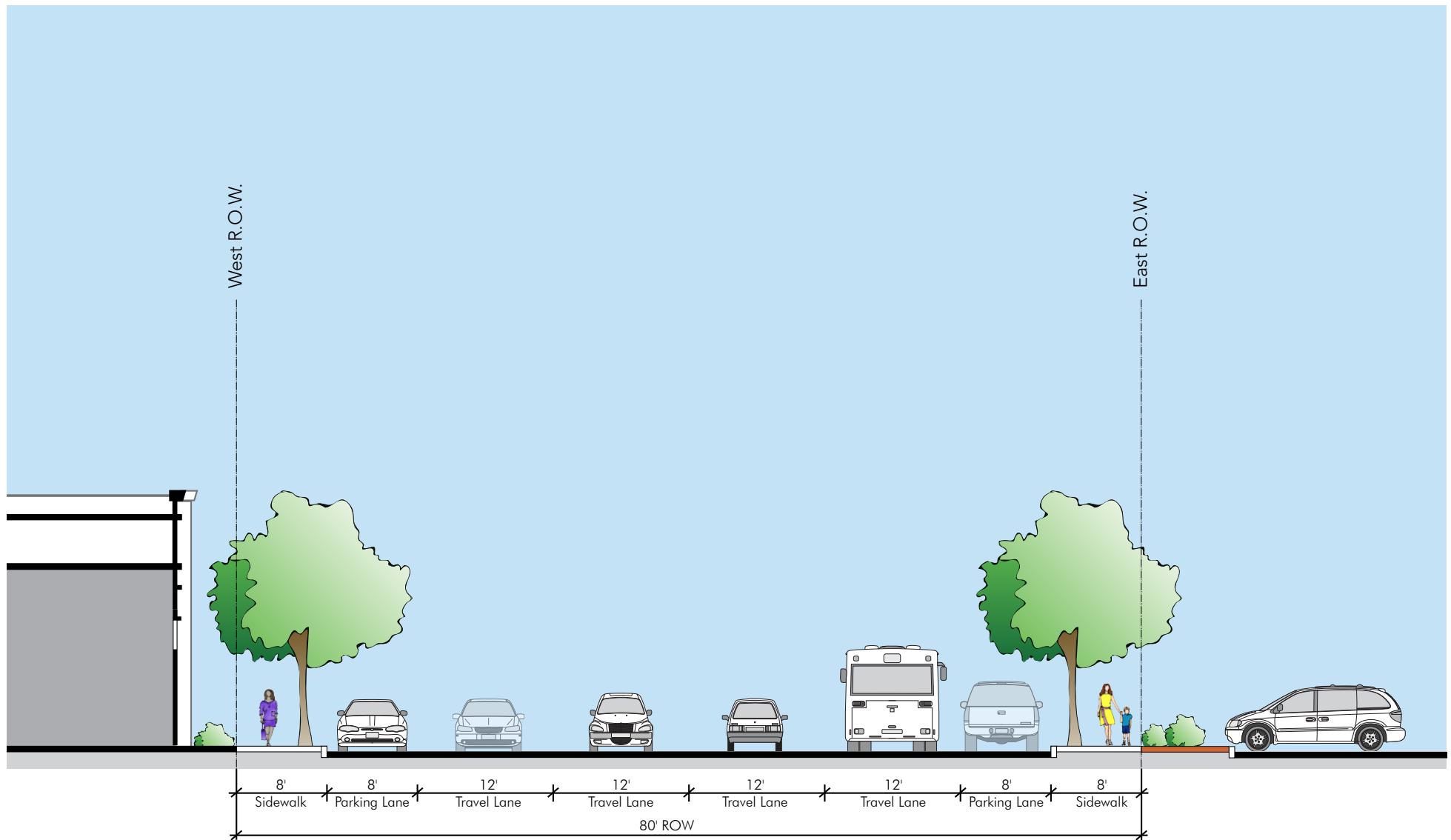
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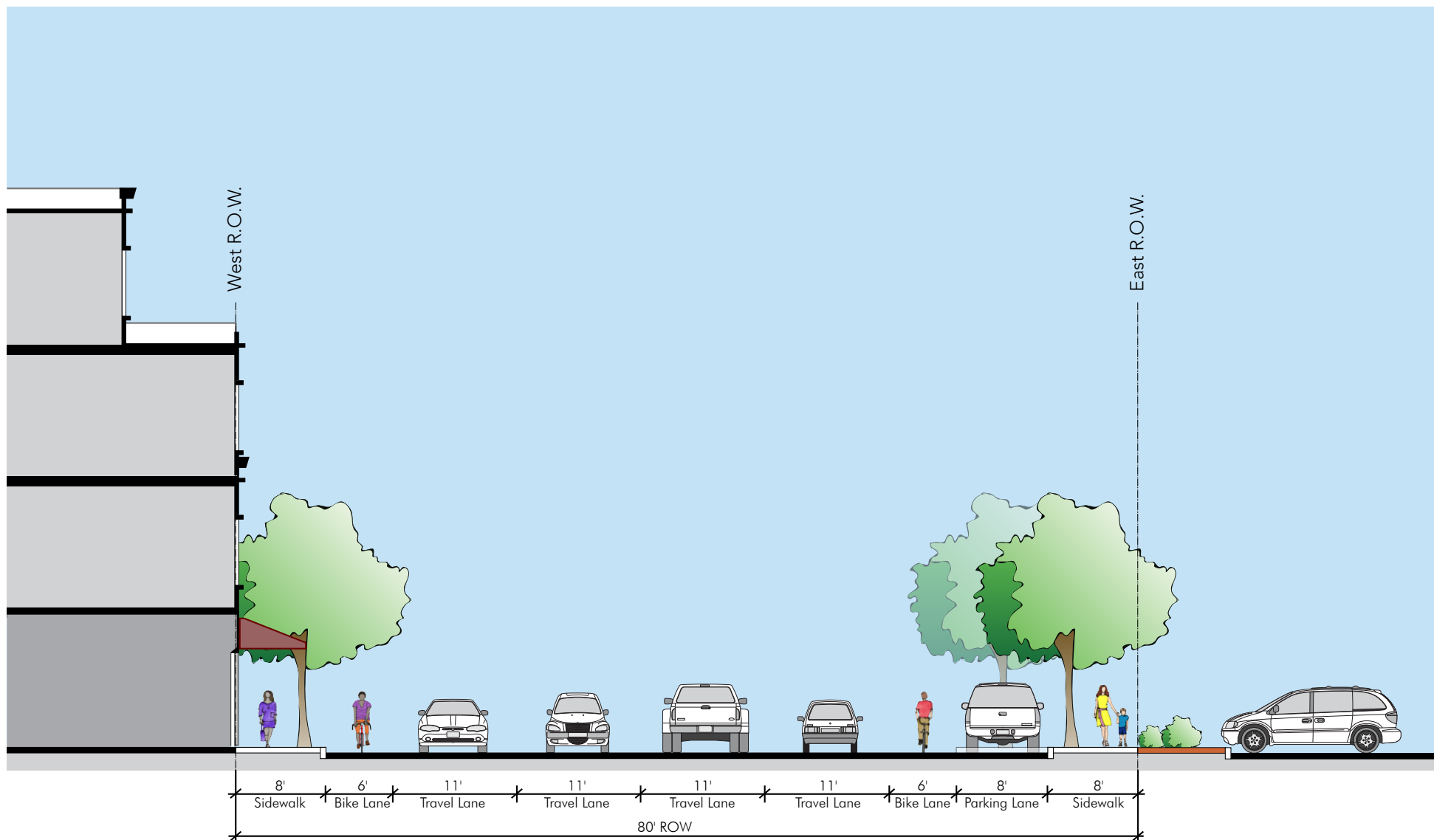


Exhibit 3-6B Highland Avenue Proposed Near Term

General Plan Supplemental EIR for the Town Center Specific Plan
City of Duarte, California

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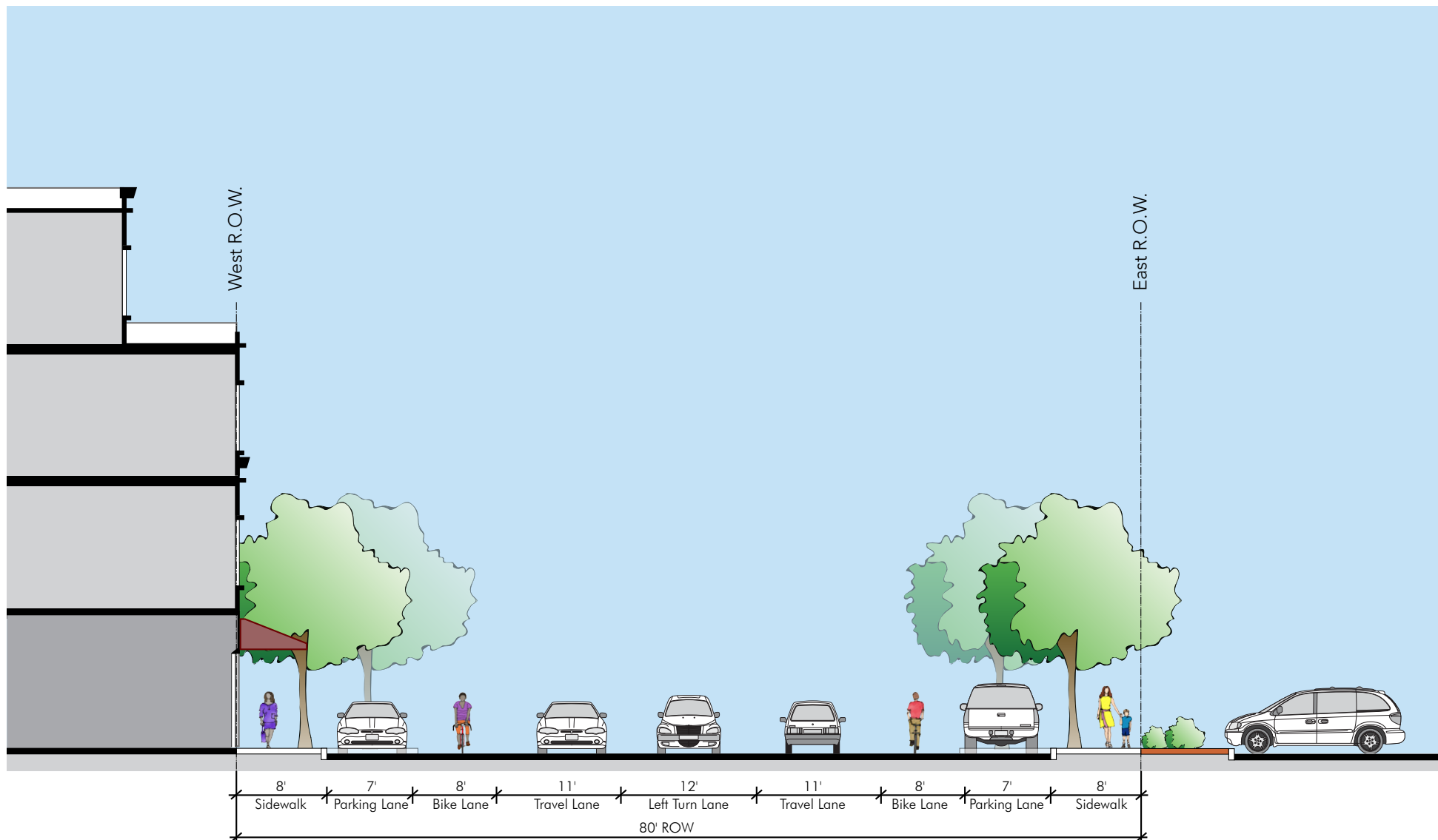


Exhibit 3-6C Highland Avenue Proposed Long Term

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Exhibit 3-7 Existing and Proposed Bicycle Facilities - Citywide Bicycle Master Plan

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