

Retreat Center Project Community Workshop #1 via Zoom

If you are experiencing technical difficulties,
call or text Roman at (248) 752-6662.

Please note that this workshop is being recorded.



RETREAT CENTER PROJECT

Community Workshop #1
August 4th & 5th, 2020

Agenda



- Workshop Purpose and Logistics
 - *Laura Stetson, MIG*
- Welcome and a Bit of History
 - *Gabe Engeland, City Manager*
- About the Property
 - *Cameron Thornton, Mater Dolorosa*
- A New Community Partner
 - *Jonathan Frankel, NUW*
- The Proposed Project
 - Residential Subdivision
 - Public Park
- Additional Questions and Comments
 - *Lisa Brownfield, MIG*



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Workshop Objectives

- Introduce the proposed project to the community
- Answer your questions
- Hear your ideas for park amenities
- Understand any concerns you may have
- Identify additional opportunities for community ideas and suggestions



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ZOOM ORIENTATION | USING CHAT

A screenshot of a Zoom meeting interface. The main window shows a grid of 16 video thumbnails of participants. At the bottom, the Zoom control bar is visible, with the 'Chat' icon highlighted by a red box. An inset window titled 'Zoom Group Chat' is open on the right side. In this chat window, the 'To:' dropdown menu is set to 'Everyone' and is also highlighted with a red box. Below the dropdown is a text input field with the placeholder text '|type message here...'.

Zoom Group Chat

To: **Everyone** More ▾

|type message here...



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August 4th & 5th, 2020

ZOOM ORIENTATION | RAISING YOUR HAND



Participants (2)

- ITS Media(2) (Me)
- Constitutional Law (Kreime... (Host)

Click the Raise Hand Icon

Unmute Me

End Meeting

Manage Participants

Raise Hand



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Participating in the Workshop

- Presentation followed by opportunity to **ask questions** and **provide comments**
- Questions and comments can be submitted through Zoom Chat
- **Respect** others' opinions
- We will try to answer all questions today but may need to **follow up** with more detailed responses
- Remember: this is just one meeting in a **multi-month process**



Welcome! (and a bit of history)



Gabe Engeland
*Sierra Madre
City Manager*



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Property Owner:

The Congregation of the Passion,
Mater Dolorosa Community

Developer:

New Urban West



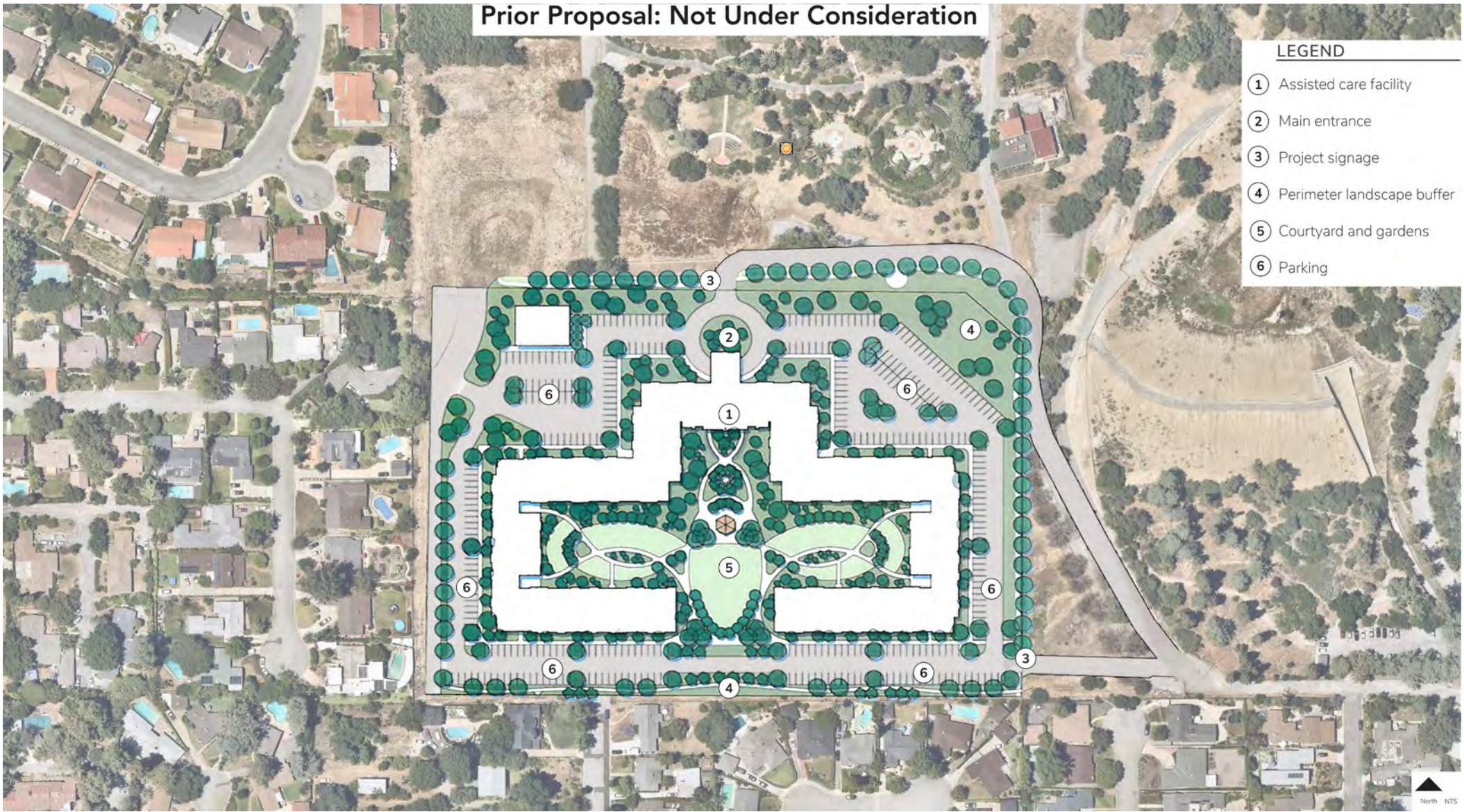
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Prior Proposal: Not Under Consideration

LEGEND

- ① Assisted care facility
- ② Main entrance
- ③ Project signage
- ④ Perimeter landscape buffer
- ⑤ Courtyard and gardens
- ⑥ Parking



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LEGEND

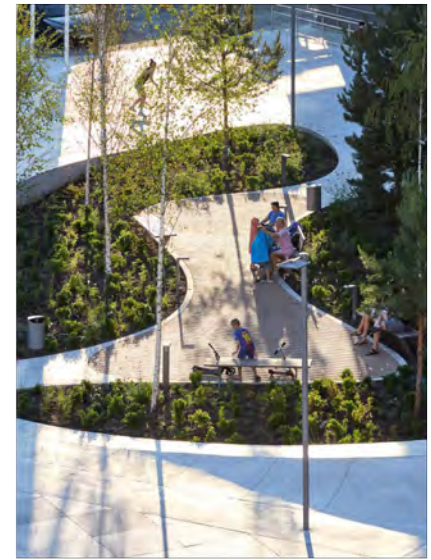
- ① Gym
- ② Upper school classrooms
- ③ Middle school classrooms
- ④ Lower school classrooms
- ⑤ Performing arts center
- ⑥ Cafeteria
- ⑦ Administration building
- ⑧ Baseball field
- ⑨ Multi-purpose sports field
- ⑩ Pool
- ⑪ Upper school quad
- ⑫ Central quad
- ⑬ Lower school quad
- ⑭ Terraced seating
- ⑮ Outdoor dining terrace
- ⑯ Terraced water feature
- ⑰ Upper drop-off
- ⑱ Lower drop-off
- ⑲ Play area
- ⑳ Parking



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About the Property

Cameron Thornton
Mater Dolorosa,
Development Task
Force



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**Hillside Parcel
45 Acres**

**Retreat Parcel
23 Acres**

**Development
Parcel
20 Acres**

*Bailey
Canyon
Park



PROJECT

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August 4th & 5th, 2020

Cameron Thornton

(818)281-2360

property@materdolorosa.org

www.materdolorosa.org/property



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August 4th & 5th, 2020

A New Community Partner



Jonathan Frankel,
New Urban West



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August 4th & 5th, 2020



N E W
U R B A N
W E S T
I N C

Who We Are

We are a local group of passionate people working to build original, inspiring places of enduring value. We create places where people choose to live, work, and have fun.

Our Mission

We are neighbors too. We understand and value the opinions, desires, and concerns that come along with development projects. We strive to work with everyone to find what type of neighborhood fits best within the community.



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August 4th & 5th, 2020

The Proposed Project

Vincent Gonzalez
*Director of Planning
and Community
Preservation, City of
Sierra Madre*



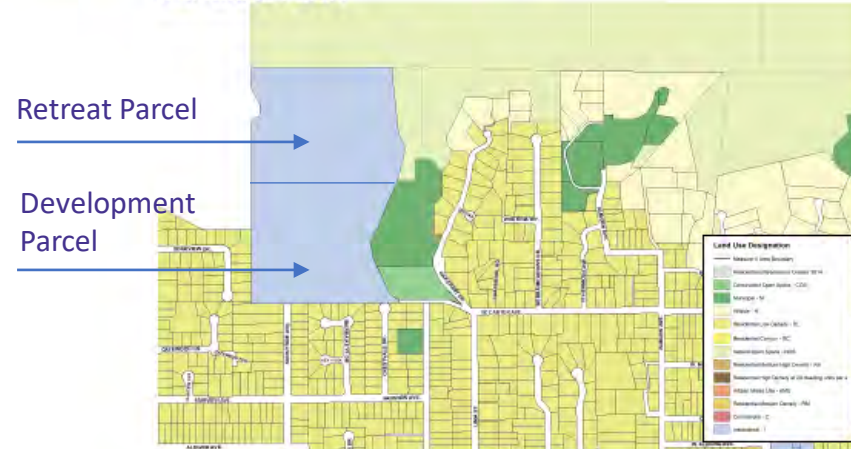
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CURRENT LAND USE REGULATIONS

- **DEVELOPMENT SITE: 20 ACRES**
- **GENERAL PLAN DESIGNATION: INSTITUTIONAL**
- **ZONE: INSTITUTIONAL**
- **USES PERMITTED TODAY WITH CONDITIONAL USE PERMIT OR MASTER PLAN: HOSPITAL, COMMUNAL RESIDENTIAL, ASSISTED LIVING FACILITY, MULTI-USE SPORTS FIELD, SCHOOL**

GENERAL PLAN



ZONING



NOTE: CHANGES TO CURRENT REGULATIONS ARE REQUIRED TO ALLOW THE PROPOSED PROJECT TO MOVE FORWARD



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- Hillside parcel to remain as open space
- Retreat Center to remain
- Development parcel proposed to be developed with 42 homes and a 3.0- to 3.5-acre public park
- Sunnyside Avenue and Carter Avenue to be extended through the site



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MEMORANDUM OF UNDERSTANDING ("MOU")

THE CITY COUNCIL UNANIMOUSLY APPROVED AN MOU FOR THE PROJECT. THE MOU OUTLINES THE ACTIONS REQUIRED TO IMPLEMENT THE PROJECT, INCLUDING THE FOLLOWING:

- **GENERAL PLAN AMENDMENT:** FROM *INSTITUTIONAL* TO *RESIDENTIAL LOW DENSITY AND CONSTRUCTED OPEN SPACE*
- **ZONE CHANGE:** FROM *INSTITUTIONAL* TO *ONE-FAMILY RESIDENTIAL AND OPEN SPACE*
- **SPECIFIC PLAN:** DEFINES HOW THE SITE WILL BE DEVELOPED AND THE DEVELOPMENT STANDARDS TO BE APPLIED
- **DEVELOPMENT AGREEMENT:** A CONTRACT BETWEEN THE DEVELOPER AND THE CITY COMMITTING THE DEVELOPER TO SPECIFIC IMPROVEMENTS
- **ENVIRONMENTAL REVIEW:** PREPARE AN ENVIRONMENTAL IMPACT REPORT TO IDENTIFY POTENTIAL IMPACTS AND, IF ANY, PROPOSE WAYS TO MITIGATE THOSE IMPACTS



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PROPOSED COMMUNITY BENEFITS

- 3.0-ACRE TO 3.5-ACRE PUBLIC PARK
- 45-ACRE OPEN SPACE DEDICATION TO CITY OF SIERRA MADRE
- NET-ZERO WATER USE (DEVELOPER TO CONTRIBUTE TO COMMUNITY-WIDE RETROFIT PROGRAM)
- STREET IMPROVEMENTS (TO BE DEFINED THROUGH EIR PROCESS)
- DEDICATED FUNDING SOURCE FOR PARK MAINTENANCE



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August 4th & 5th, 2020



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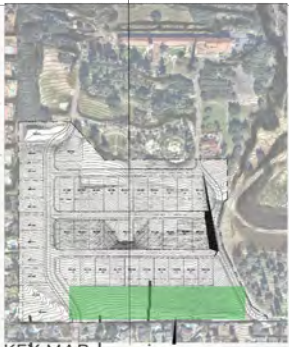
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August 4th & 5th, 2020



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Park Concept



KEY MAP

LEGEND

- ① Parking lot
- ② Restroom building
- ③ Picnic seating area
- ④ Playground
- ⑤ Open turf / play area
- ⑥ Play mounding
- ⑦ Overlook
- ⑧ Storm water treatment area
- ⑨ Landscape screen



North NTS



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PARK AMENITIES

PICNIC AREA



COMMUNITY GARDEN



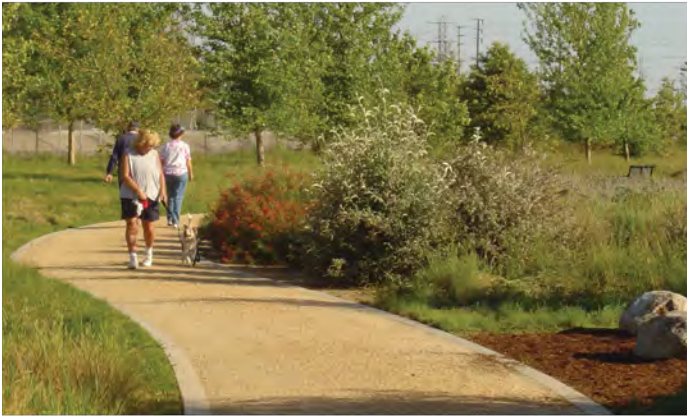
FITNESS STATIONS



PLAYGROUND



NATURE TRAILS



OPEN FIELD



CHILDREN'S GARDEN



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EIR PROCESS FOR THE PROJECT



KEY TOPICS ADDRESSED

- AIR QUALITY
- BIOLOGICAL RESOURCES
- CULTURAL RESOURCES
- ENERGY
- GEOLOGY/SOILS
- GREENHOUSE GAS EMISSIONS

- HAZARDOUS MATERIALS
- HYDROLOGY AND WATER QUALITY
- LAND USE AND PLANNING
- NOISE
- POPULATION AND HOUSING
- PUBLIC SERVICES

- RECREATION
- TRANSPORTATION
- TRIBAL CULTURAL RESOURCES
- UTILITIES AND SERVICE SYSTEMS
- WILDFIRE HAZARDS



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Comments and Questions

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