GLENDALE
DOWNTOWN
SPECIFIC
PLAN
# CITY OF GLENDALE, CALIFORNIA

## 2007

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<th>Date</th>
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<td>03.01.2005</td>
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<td>01.11.2006</td>
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Downtown Glendale will be an exciting, vibrant urban center which provides a wide array of excellent shopping, dining, working, living, entertainment and cultural opportunities within a short walking distance.
TABLE OF CONTENTS & EXECUTIVE SUMMARY

The Downtown Specific Plan is an urban design oriented plan, which sets the physical standards as well as land use regulations for activities within the Downtown. Chapter One establishes the goals and purposes of the Plan, its physical context, its relationship to other regulations and planning documents, and provides a “users-guide” to the Plan.

CHAPTER 1: INTRODUCTION

1.1 Plan Purpose
1.2 Plan Context
1.3 What is a Specific Plan?
1.4 How to Use the Downtown Specific Plan

CHAPTER 2: DOWNTOWN DISTRICTS

2.1 Downtown Districts

CHAPTER 3: LAND USE

3.1 Land Use Policies
3.2 Land Use Districts
3.3 Land Uses and Permit Requirements

CHAPTER 4: URBAN DESIGN

A. Urban Design Policies
B. Urban Design Standards
C. Urban Design Framework
4.1 Site Planning
4.2 Building Design
4.3 The Pedestrian Realm

PLAN DESCRIPTION

Downtown Glendale consists of a variety of districts, based on the existing building patterns within each area. The Downtown Specific Plan seeks to preserve and enhance the aspects which provide each district its unique character, while improving the attractiveness and livability of the Downtown area. Chapter Two describes the expected form and character of the Downtown.

CHAPTER 2: DOWNTOWN DISTRICTS

2.1 Downtown Districts
CHAPTER 5: OPEN SPACE
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5.3 Open Space Requirements 5-6
5.4 Publicly Accessible Open Space 5-8
5.5 Residential Development Open Space 5-18
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CHAPTER 6: MOBILITY
6.1 Mobility Policies 6-2
6.2 Mobility Network 6-4
6.3 Mobility Standards and Guidelines 6-6

ADMINISTRATION
As a way of encouraging desirable uses and public benefits in the Downtown, the City will allow certain
development bonuses for those uses. Additionally, the City offers resources and economic development
programs to assist property owners in the successful growth of existing and emerging Glendale businesses.
Chapter Seven outlines the Community Benefits Program of the Downtown Specific Plan. Chapter Eight
details the economic development policies and services available to property owners. Chapter Nine
summarizes the development review process for the Downtown Specific Plan area, and outlines additional
policies necessary to implement the Specific Plan.

CHAPTER 7: COMMUNITY BENEFITS
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CHAPTER 9: IMPLEMENTATION & REVIEW
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CREDITS
Credits II

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