



THE MEADOWS AT BAILEY CANYON

City Council Public Hearing

February 27, 2024

Project History & Community Engagement

Developed the current Specific Plan in coordination with community members and area stakeholders

280+

Small Format Meetings

25+

Workshops & Events

200+

Workshop Attendees

UNANIMOUSLY APPROVED

by Planning Commission & City Council after 30+ hours of hearings & 6 months of PC review

TWICE APPROVED

by Sierra Madre Voters at the Ballot Box



Community Benefits



Over 35-Acres of Hillside Lands

permanently preserved & protected

3-Acre Public Park

with dedicated funding source for
ongoing maintenance and operations

Carter Avenue Widening

and pedestrian safety
improvements

100%

Electric Home Option

to reduce carbon footprint

\$250,000

to support local
public safety

Nearly

\$1,000,000

for water preservation

Over \$2,400,000

in impact fees for libraries,
schools, parks, and public art

Implementation Phase - Part 1

Vesting Tentative Tract Map

- The first formal step to subdivide the property
- Creates the 42 legal lots upon which the homes will be located
- Shows engineering details like grading, walls and utility layouts



THE MEADOWS: BACKYARD AREA EXHIBIT
SIERRA MADRE, CALIFORNIA



SCALE: 1" = 20'

NUWI
LAND CONCERN
LANDSCAPE ARCHITECTURE

Consistent with the Requirements of the Specific Plan

Number of Homes (42 Units)	✓
Minimum Lot Size (7,500 SF)	✓
Required Setbacks	✓
3-Acre Public Park	✓
2 Covered Parking Spaces per Home	✓
Street Layout	✓
Tree Planting, Landscape	✓
Wall & Fencing	✓
Parks	✓

Thank You

