



AMBASSADOR GARDENS
Preservation Plan
6 MARCH 2007

Submittal for
AMBASSADOR WEST
Pasadena, CA

Table of Contents

	Cover
0.1	Table of Contents
1	Introduction / Overview
1.1	Overall Concept and Design Principles
2	Ambassador Gardens Preservation Plan
2.1	Preservation Diagram
2.2	Existing Character Imagery
2.3	Existing Description & Diagram
2.4	Existing Signage Character Imagery
2.5	Site Furnishings
3	Ambassador Gardens Facilities
3.1	Accessibility Plan
3.2	Restrooms
4	Appendix
4.1	Financial Analysis
4.2	Summary of Terms



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Ambassador Gardens

Overall Concept and Design Principles

The Ambassador Gardens are a rare and unique historical gift to the residents of Pasadena, with Recreational and Open Space uses unlike any other facility in the City. The dedicated Open Space system consists of beautiful gardens, intimate courtyards, pathways and lawn areas celebrating the site's considerable historical and botanical resources. The following proposal identifies the basic concept for the gardens.

The plans are still in the early stages; design details and specific operational elements such as defined edges/limits, maintenance, and security will be addressed as the design evolves. The following design principles will be used to guide the design effort:

- The Ambassador Gardens will remain intact with the exception of some minor adjustments. In fact, integral pieces of the gardens that have deteriorated with age such as fountains, walkways, monuments, and landscape, will be renewed, enhanced, and committed to long-term maintenance for the gardens' continued health and the public's enjoyment.
- The current recreational activities of the existing Open Space, which consist of strolling, picnicking, reading, reflecting, jogging, and passive play will continue to be allowed.
- Educational signage shall be provided to enhance historical and botanical understanding of the gardens and to enhance the community's understanding of the special and historical nature of the Gardens.
- The entire campus will be carefully coordinated and integrated with the plans for the surrounding uses.
- The Gardens shall be visible and welcoming to the public as viewed from the perimeter streets.
- Existing pedestrian connections and openings, as identified on the plan, will remain and be enhanced.
- Restroom facilities, on-and off-street parking, site furnishings and signage shall be provided.
- Visual access shall be provided into the private open spaces in order to emphasize the expansiveness of the site open spaces and gardens.
- Accessible paths of travel through the Gardens shall be provided to the extent feasible.



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Overall Concept and
Design Principles

Ambassador Gardens Descriptions and Usage

1. Great Lawn and Mayfair Stream (91,371 SF / 2.10 AC)

Unique rolling, sloping, sprawling lawn containing some of the largest and most spectacular trees on the site. The Mayfair Stream begins at the top of this slope meandering down, running in and out between the Great Lawn and the Merritt Garden. Includes a linear corridor connecting Green Street to the Great Lawn. Open public access with limitations. Hours of operation: 7 AM to sunset daily.



-  Public Access Easement
-  Privately Maintained Public Open Space
-  Private and Other Open Space
-  Primary Pedestrian Entry
-  Parcel Number
-  Project Boundary
-  Parcel Line
-  Property Right of Way

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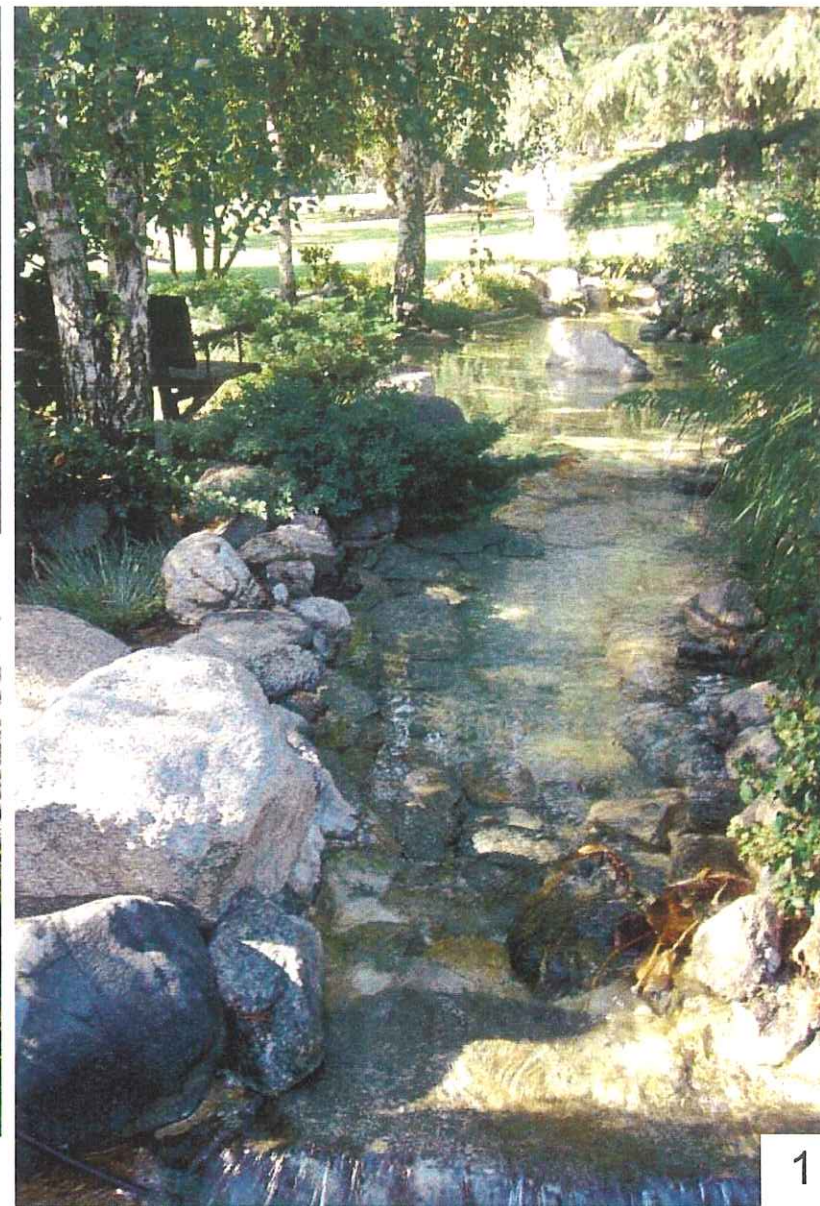
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1



Ambassador Gardens Location Map



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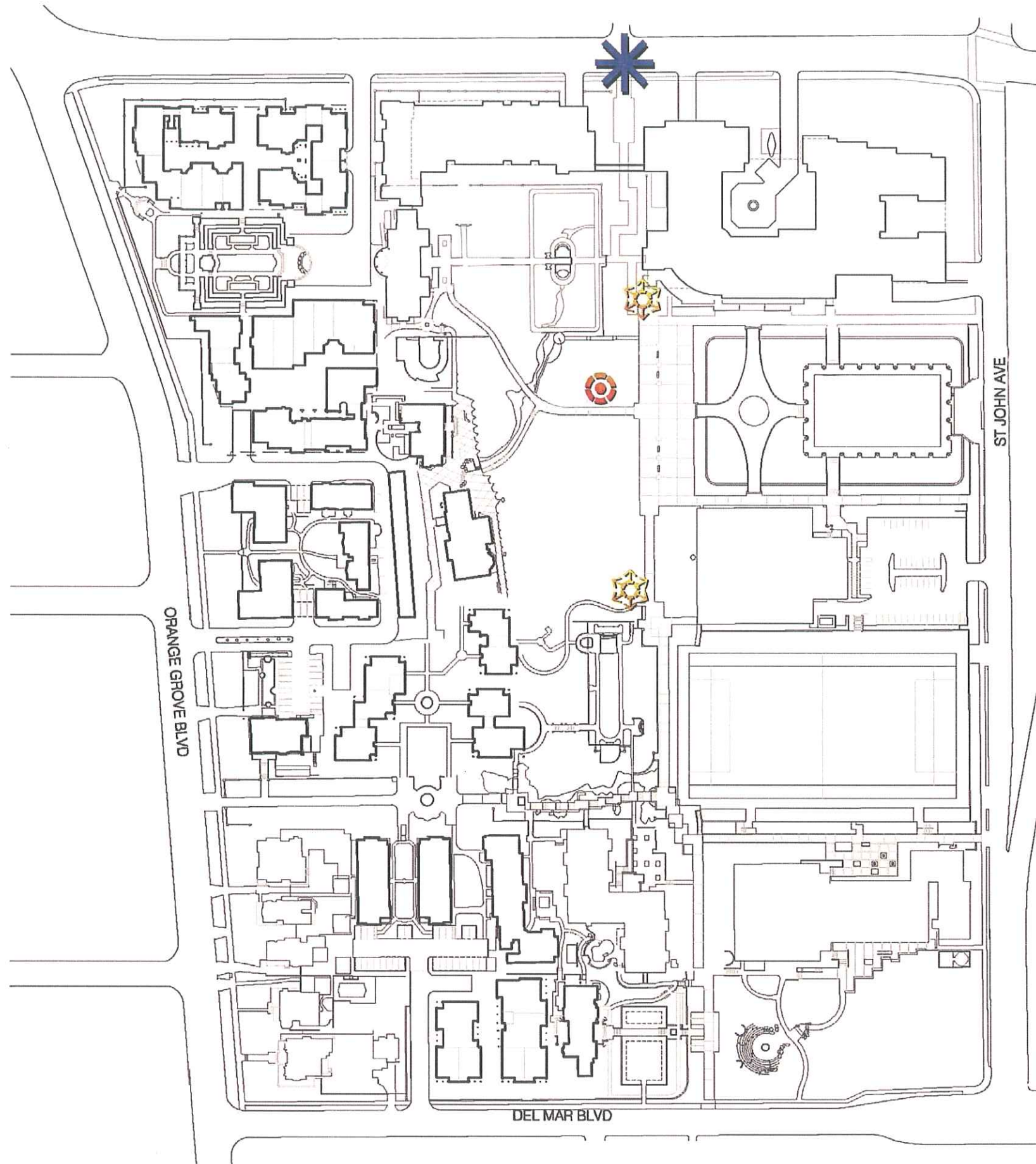


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Legend

 **Primary Pedestrian Entry**
 Project Identity - announcing the name, "Ambassador Gardens", shall be provided at the Primary Pedestrian Entry areas as identified on the Diagram

 **Interpretive Stations**
 Kiosks providing the visitor with information about the historical and botanical resources of Ambassador Gardens.

 **Wayfinding**
 Signage shall be provided throughout the Gardens in logical locations, aiding in directing the user to the given amenities and destinations. Items such as: paths of travel, building and facilities, streets, parking, restrooms, overall site map, etc.

In addition, amenities and destination elements throughout Ambassador Gardens shall be identified with signage.

Signage is intended to be designed to reflect the same character as the existing site elements.



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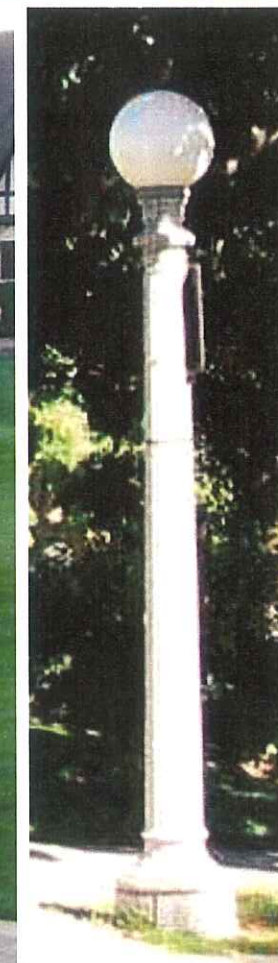
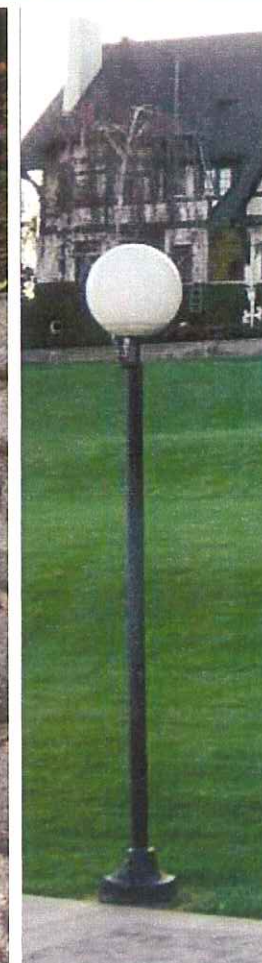
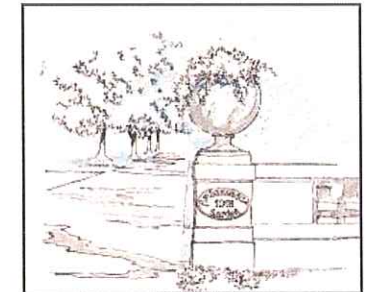
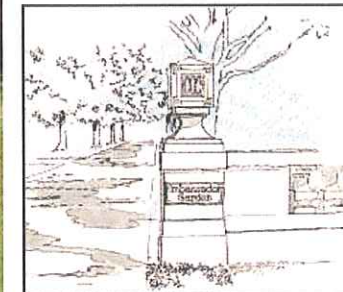
Signage Description
 and Diagram



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Signage Character

Signage is intended to be of the same character as the existing site elements. Signage may include, but is not limited to: entry/monumentation, wayfinding, hours of usage, campus directory (site plan with a "you are here" locator symbol), building addresses, garden/open space boundary, lamp post banners, historic buildings and garden botanical identification.

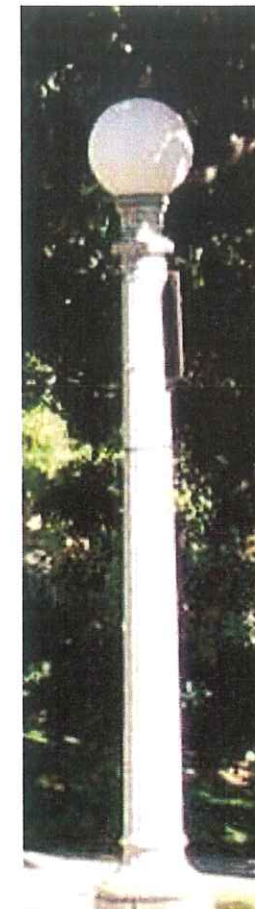


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Site Furnishings

Site Furnishings shall be provided in the appropriate locations throughout the Gardens and shall support the overall existing character of the site that is representative of the history of the Gardens. Materials and finishes that are existing on site today shall be considered; such as, cast concrete, stone, metal and wood. These furnishing include:

- Benches
- Lighting
- Trash Receptacles
- Bike Racks
- Drinking Fountains



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- 1 Viewing area of Merritt Gardens Stream
- 2 Access to upper area of Great Lawn

LEGEND:

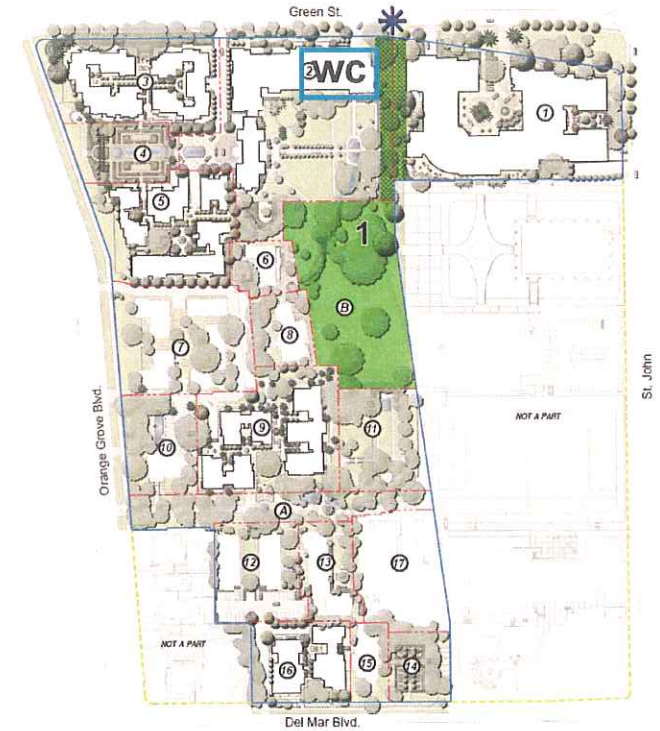
-  ACCESSIBLE - PATH OF TRAVEL
-  ACCESSIBLE TOILET FACILITY
-  EXISTING STREET PARKING

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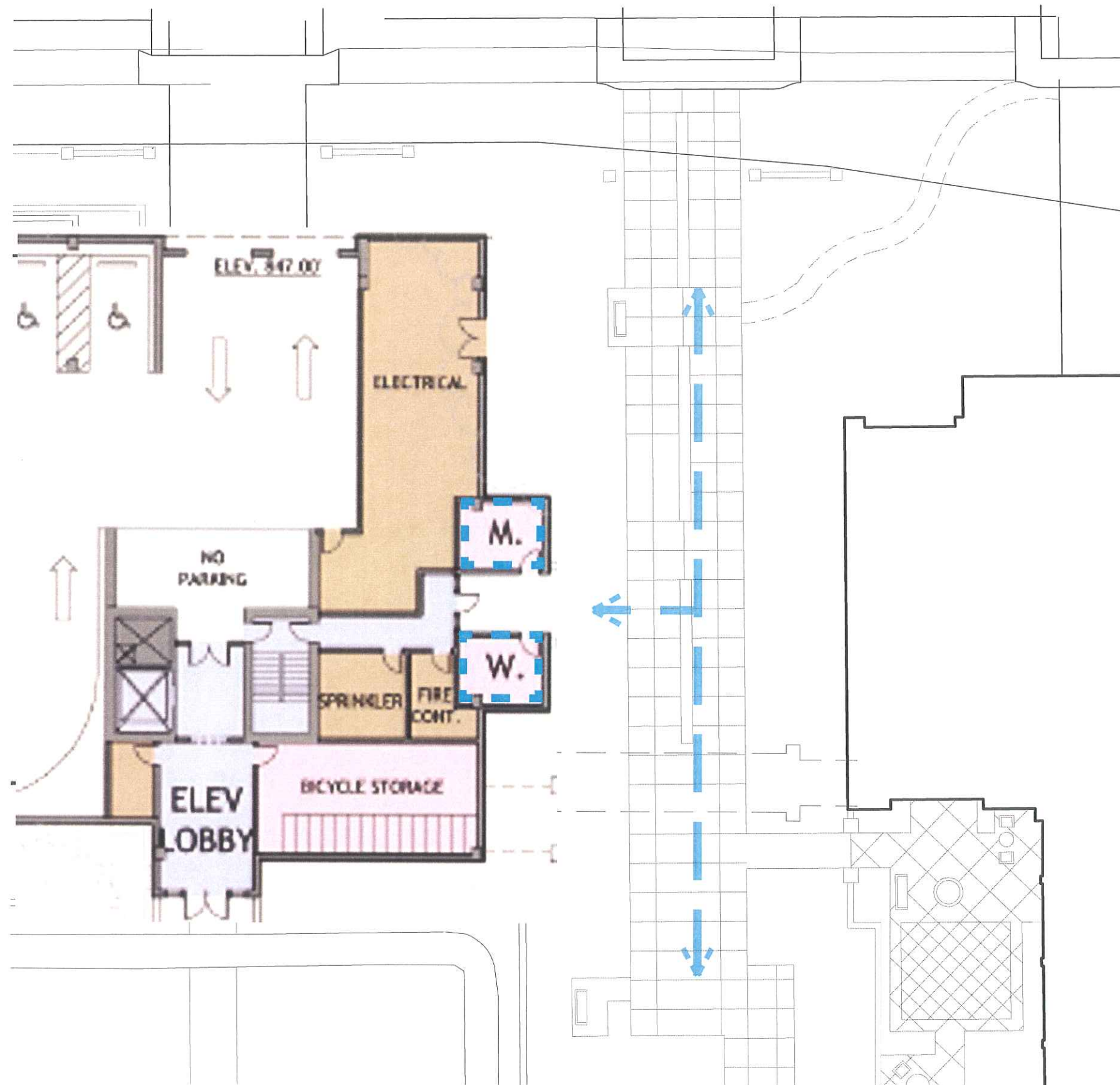
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Ambassador Gardens Location Map



 Mens & Womens Restrooms

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Ambassador Gardens Facilities
 Restrooms



**Ambassador Gardens
 Financial Summary**

Total Acreage Proposed (as Passive Garden Space)	2.1 Acres
In lieu Value (@ \$2.9 million per acre X 2.1 acres)	\$6 Million
Estimated Annual Maintenance Costs Proposed Gardens	\$240,000

Residential Impact Fees				<u>Full Fee</u>	<u>With Discount</u>
Sunrise Senior Life/Care					
30	Studio	AL Units	30 x \$14,588	\$ 437,640	
18	1 Br	AL Units	18 x \$15,395	\$ 277,110	
22	1 Br	Condo	22 x \$15,395	\$ 338,690	
85	2 Br	Condo	85 x 17,098	\$ 1,453,330	
93	3 Br	Condo	93 x \$19,662	\$ 1,828,566	
248	Subtotal			\$ 3,897,696	\$ 2,728,387
Standard Pacific Homes					
35	2 Br		35 x \$17,098	\$ 598,430	
34	3 Br		34 x \$19,662	\$ 668,508	
1	4 Br		1 x \$23,890	\$ 23,890	
70	Subtotal			\$ 1,290,828	\$ 903,580
Subtotal Sunrise & Standard Pacific				\$ 5,188,524	
30% Discount for on-site inclusionary units				\$ (1,556,557)	
Adjusted Residential Impact Fee for Sunrise and Standard Pacific				\$ 3,631,967	\$ 3,631,967
New Affordable Units					
11	New Units		11x \$756	\$ 8,316	\$ 8,316
Total Estimated Residential Impact Fee all new units				\$ 3,640,283	\$ 3,640,283





**Ambassador Gardens
Summary of Terms**

- Name will be Ambassador Gardens
- Garden Easement Agreement
- Full Compliance with City's Residential Impact Fee
- Defined Soft Edges
- Hours will be 7AM to Sunset Daily
- Signage, Restrooms, & Site Furnishings will be provided
- Passive Recreation
- Six (6) City sponsored events per calendar year
- Cultural Garden Activities
- City Standard Prohibited Use
- Rehabilitation & Maintenance
- Security



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