

## ATTACHMENT A

### RECOMMENDED CONDITIONS OF APPROVAL

- a. Re-study the main, street-facing elevations to achieve better visual integration of the primary facades with the glazed features (e.g., pavilions, tower, opening over passageway).
- b. Refine the terminus of the corner tower on Colorado and El Molino to insure the specifications for glazing, finish details, and locations for preliminary signage are well resolved for final design review. Specialty lighting should also be considered for this portion of the project. *[source: Design Guidelines for Central District. BD 2.3 Employ strong building forms such as towers to demarcate important gateways, intersections, and street corners; strong corner massing can function as the visual anchor for a block. City-wide Design Criteria, Three-Dimensional Quality: A building should add interest and variety to its surroundings.]*
- c. Study the glazed area over the entrance to the covered paseo on El Molino to better coordinate the design of this feature with the glazed tower on Colorado and El Molino. Slightly cantilevering this element to create a glazed volume—or a similar treatment which responds to the corner—would unite these features aesthetically. *[source: Design Guidelines for Central District, Pasadena Playhouse Sub-district. Guideline 1: Support Progressive Design: Sophisticated, progressive designs will communicate the arts and cultural identity of the area. These will also build upon the Sub-district's unique design eclecticism.]*
- d. Study the connection of the tower on Colorado and the adjoining taller mass of the 5-story building module on El Molino to insure there is an increased recess or reveal at this intersection. Current minimum reveal proposed may be insufficient to demarcate the different volumes appropriately. *[source: Design Guidelines for Central District, BD 2.4 Employ simple, yet varied masses, and emphasize deep openings that create shadow lines and provide visual relief.]*
- e. Study the lower building module at the southern edge of the site on El Molino and how it engages the taller, rear office building module to the east and the architectural response or relief that could occur at the intersection of the two volumes. The current proposal for a minimal reveal may be insufficient to demarcate the different volumes. *[source: Design Guidelines for Central District, BD 2.4 Employ simple, yet varied masses, and emphasize deep openings that create shadow lines and provide visual relief.]*
- f. Study possible shifts in materiality to visually break-down the mass of the building and to refine of the overall design. Materiality studies should include the retail bulkheads, base course, and spandrels within the glazing. *[source: Design*

*Guidelines for Central District, Guideline BD. 3 Unify and Articulate Building façades. The proper articulation of a building's facade will add to the richness and variety of Downtown architecture. District-wide Guidelines: Building Design – Private Realm Design Guidelines - BD 6.4 Employ especially durable and high-quality materials at the street level, encouraging those materials that show permanence and quality, minimize maintenance concerns, and extend the life of the building.]*