

ATTACHMENT A

Predevelopment Plan Review Plans

OLIVEWOOD VILLAGE



MILL CREEK
PROPERTIES

PASADENA, CALIFORNIA
October 27, 2015

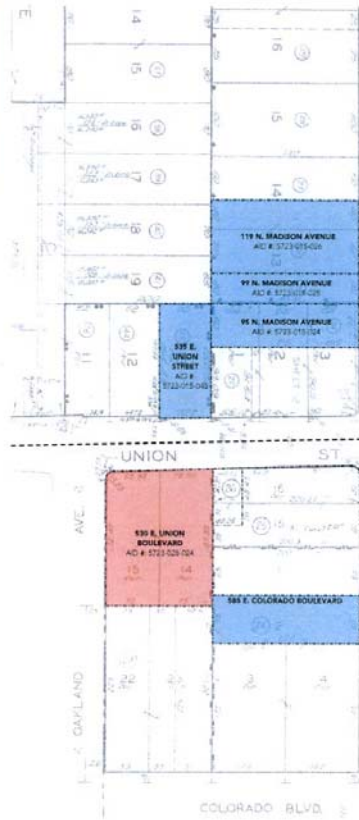




PROJECT DESCRIPTION

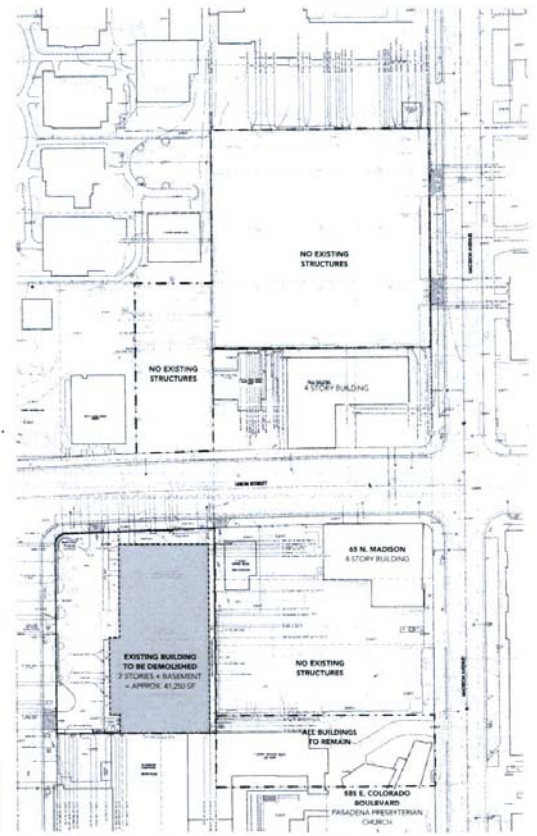
Mill Creek Properties intends to develop a Planned Development (PD) on just over two acres of land in Pasadena's Central City District and partly within the Pasadena Playhouse sub-district. The proposed project will extend the vision of Mill Creek's earlier redevelopment work that includes Granada Court (at Union and Oak Knoll) and Union Village (at Union and El Molino). Mill Creek's work in the heart of the city is focused on the creation of legacy projects that enhance the urban character and quality of life experiences in Pasadena.

Olivewood Village will consist of multiple infill buildings located on several adjacent sites flanking Union Street in Pasadena between North Madison and North Oakland Streets. Complementing each other functionally and aesthetically, these buildings will have a variety of uses and will provide a rich palate of scales and a sophisticated urban design strategy. The project when completed in 2019 will infill the currently fragmented local streetscape and will create multiple interior courts, passages and paseos and will provide usable outdoor spaces on the street level as well as rooftops. Most importantly, the project will provide a total of 186 market rate dwelling units including 76 units of age restricted housing, 15 units of affordable housing and complementary ground level retail, restaurant and office space on appropriate street frontages.

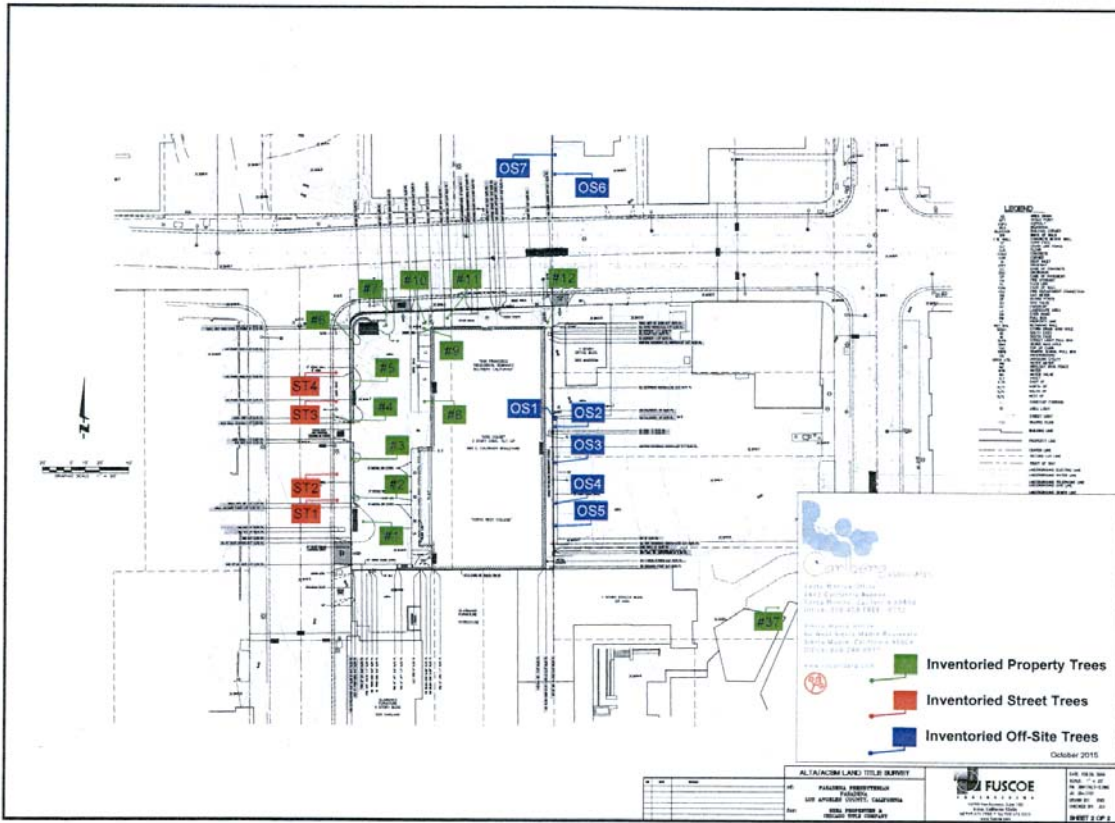


GENERAL PLAN LAND USE DIAGRAM DESIGNATION
 MED MIXED USE (D 2.26 FAR)
 HIGH MIXED USE (D-10 FAR)
 "SECTION 12.40.020"

PARCEL AND ZONING INFORMATION

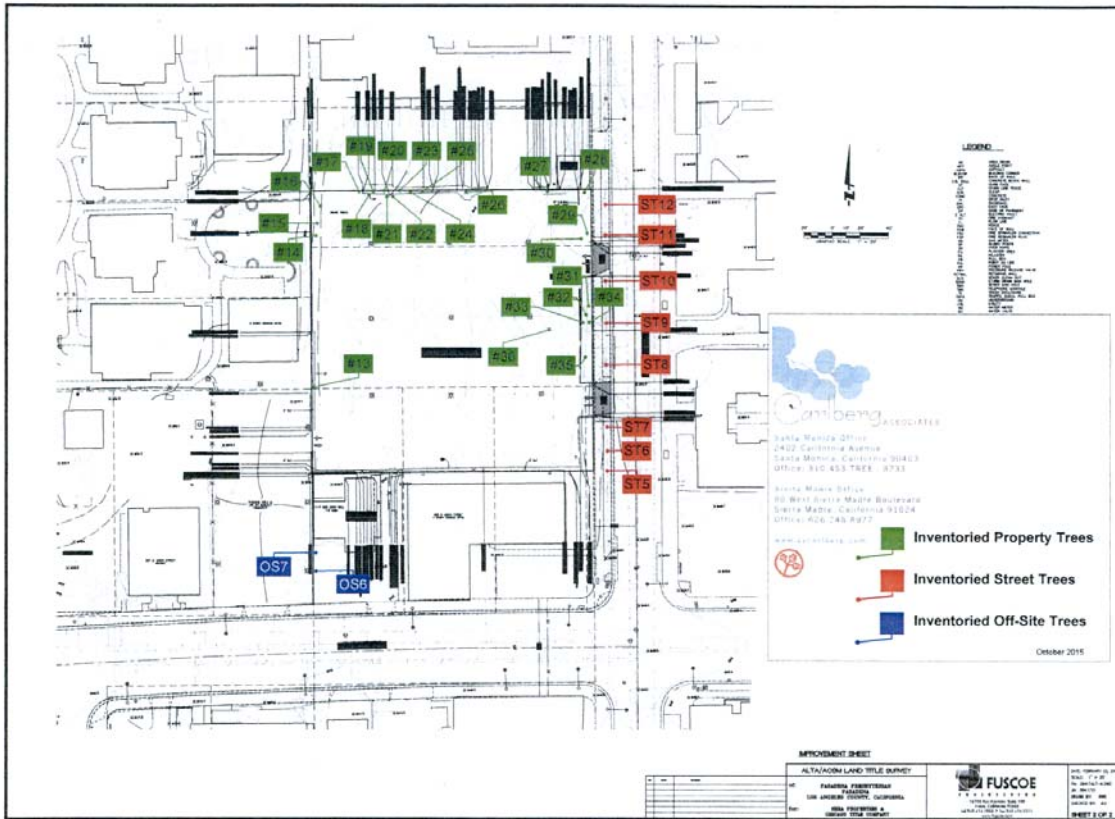


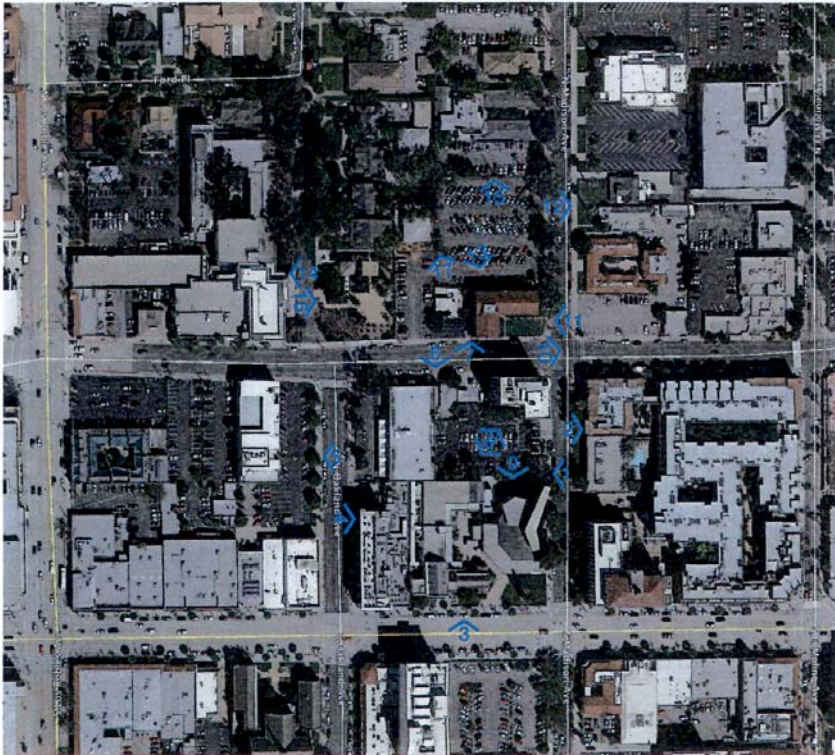
EXISTING SITE PLAN



ID	Common Name	Scientific Name	DBH (in)	Height (ft)	Health	Notes	Location
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

ID	Common Name	Scientific Name	DBH (in)	Height (ft)	Health	Notes	Location
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50







1. VIEW WEST FROM MADISON, SOUTH OF UNION



2. VIEW EAST FROM MADISON, SOUTH OF UNION



3. VIEW NORTH FROM COLORADO





4. VIEW EAST FROM OAKLAND, SOUTH OF UNION



5. VIEW WEST FROM OAKLAND, SOUTH OF UNION

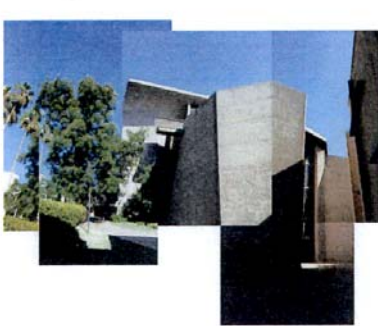


6. VIEW SOUTH FROM UNION AND OAKLAND

7. VIEW NORTH FROM UNION



8. VIEW FROM PARKING LOT ON SOUTHWEST CORNER UNION AND MADISON



9. VIEW SOUTH OF PASADENA PRESBYTERIAN CHURCH



10. VIEW EAST FROM MADISON AND UNION



11. VIEW WEST FROM MADISON, NORTH OF UNION



15. VIEW NORTH FROM PARKING LOT ON NW CORNER OF UNION AND MADISON



12. VIEW EAST FROM MADISON, NORTH OF UNION



16. FULLER PRAYER GARDEN



13. VIEW SOUTH FROM PARKING LOT ON NW CORNER OF UNION AND MADISON

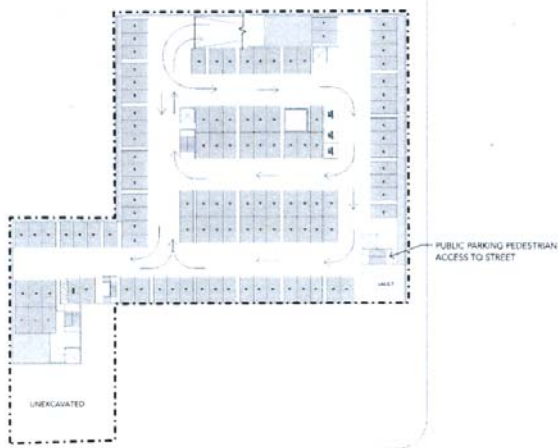


17. VIEW NORTH OF APARTMENT COMPLEX FROM PARKING LOT OF NW CORNER OF UNION AND MADISON



14. VIEW WEST OF HUBBARD LIBRARY AND EAST TO PRAYER GARDEN





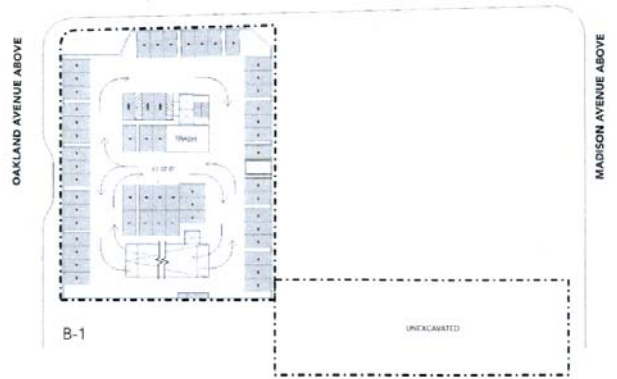
UNION STREET ABOVE



UNION STREET ABOVE

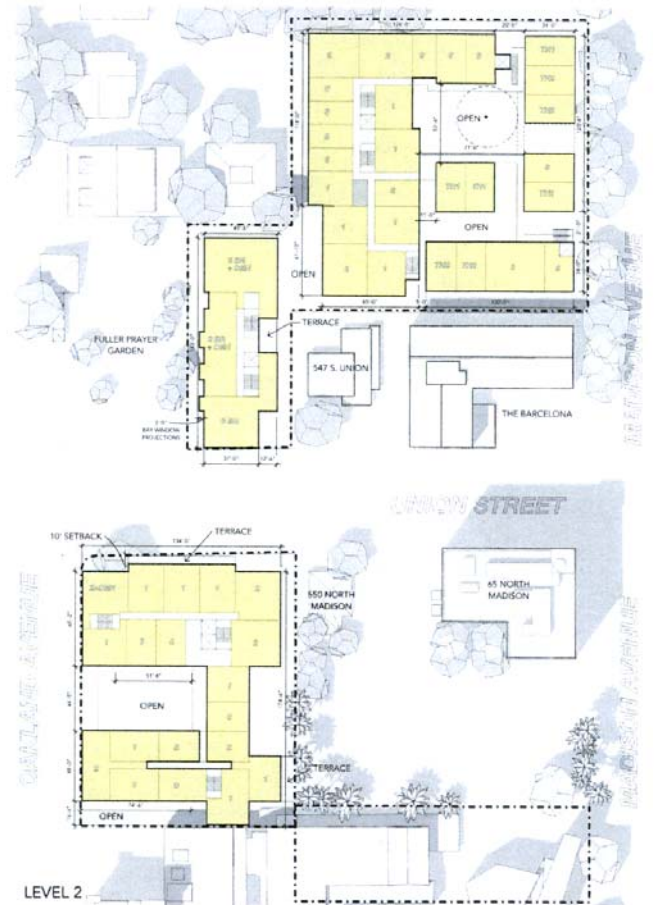


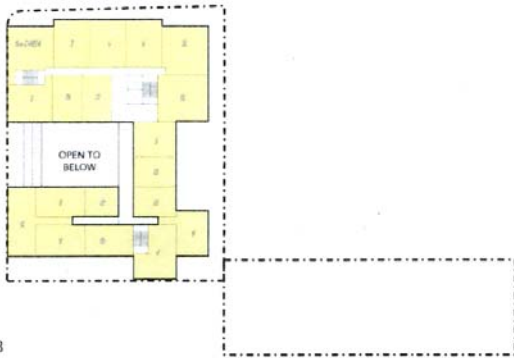
KEY
 □ STORAGE





- KEY**
- POOL
 - GARDEN
 - RESIDENTIAL
 - OFFICE
 - AMENITY
 - RETAIL
 - 1+1 BEDROOM
 - 2+2 BEDROOM
 - 2+DIN+2 BEDROOM WITH DEN
 - 3+3 BEDROOM
 - 3+DEN+3 BEDROOM WITH DEN
 - TH1+ TOWN HOME FIRST LEVEL
 - TH2+ TOWN HOME SECOND LEVEL

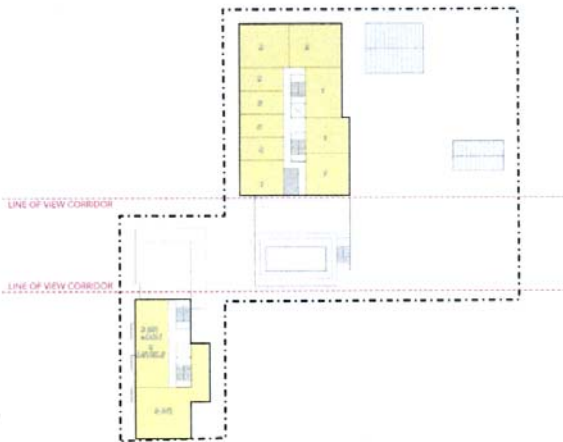




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LEVEL 3

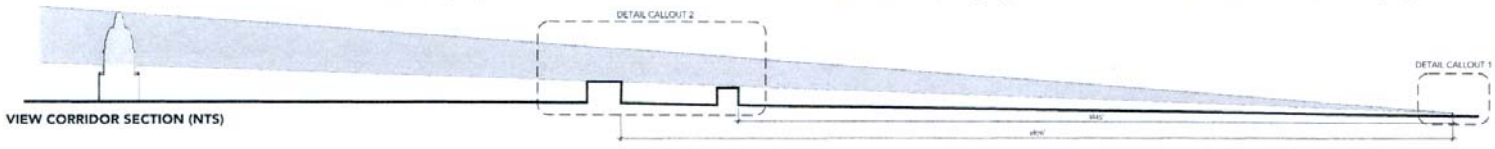
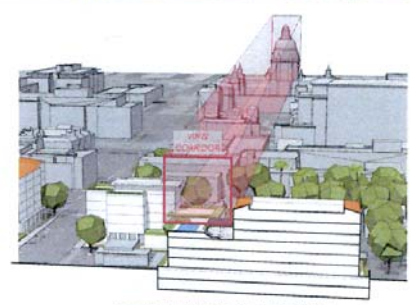
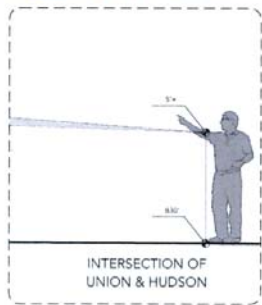
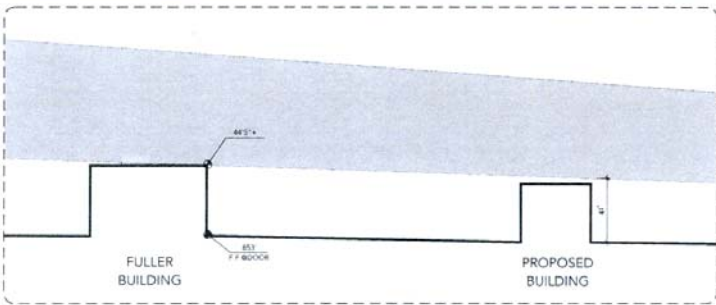
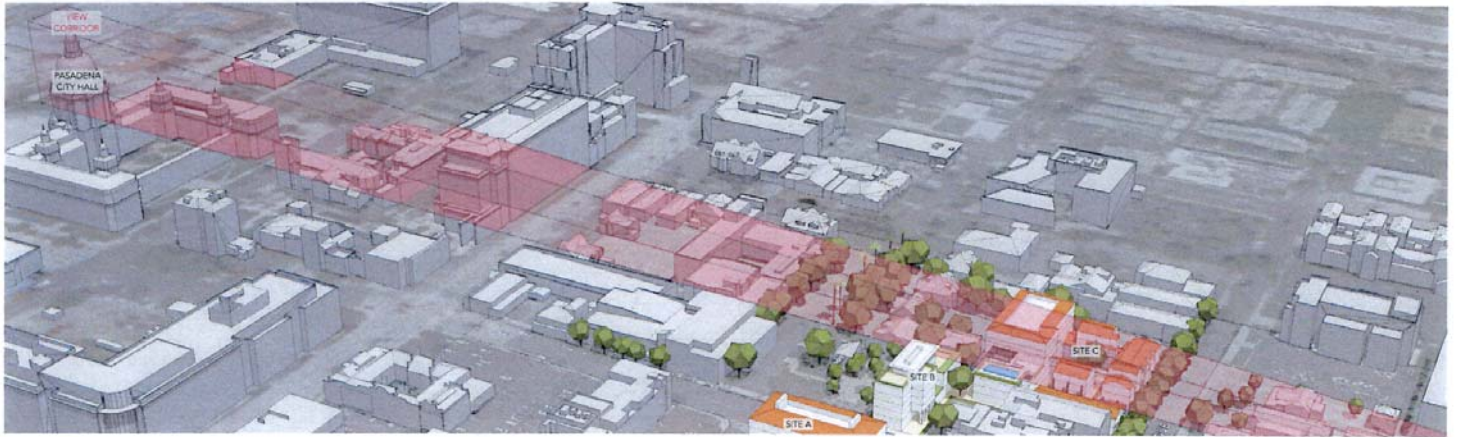
LEVEL 4

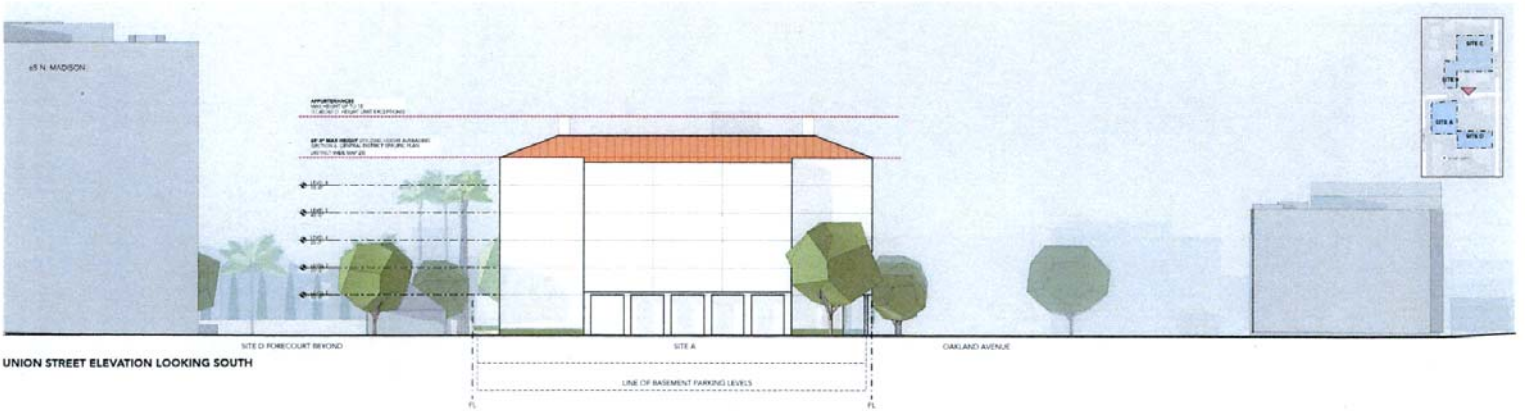
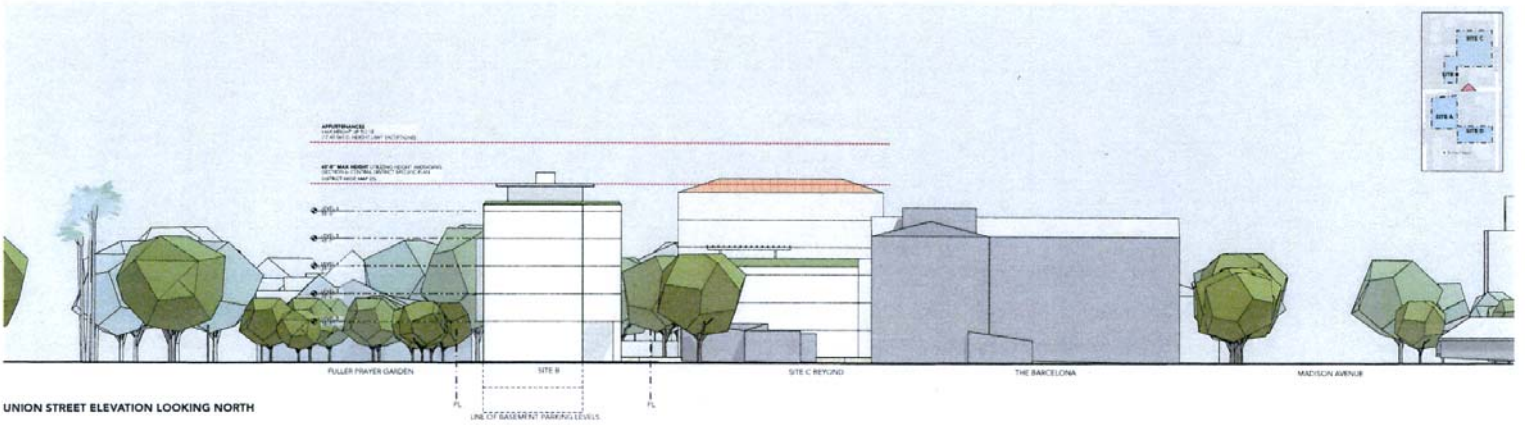


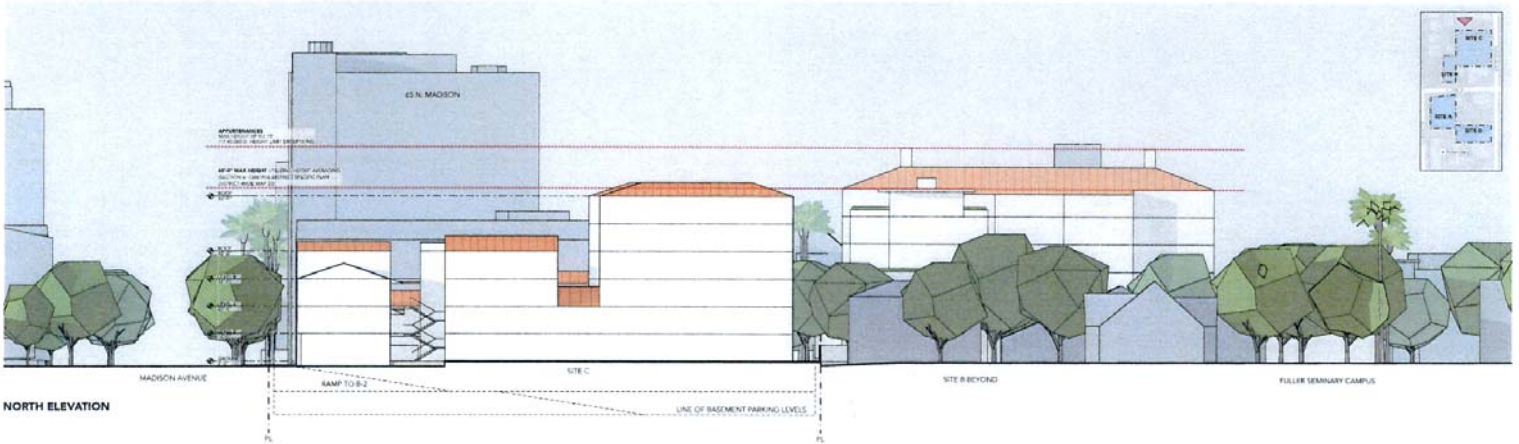
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 - 2+DEN= 2 BEDROOM WITH DEN
 - 3= 3 BEDROOM
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LEVEL 5

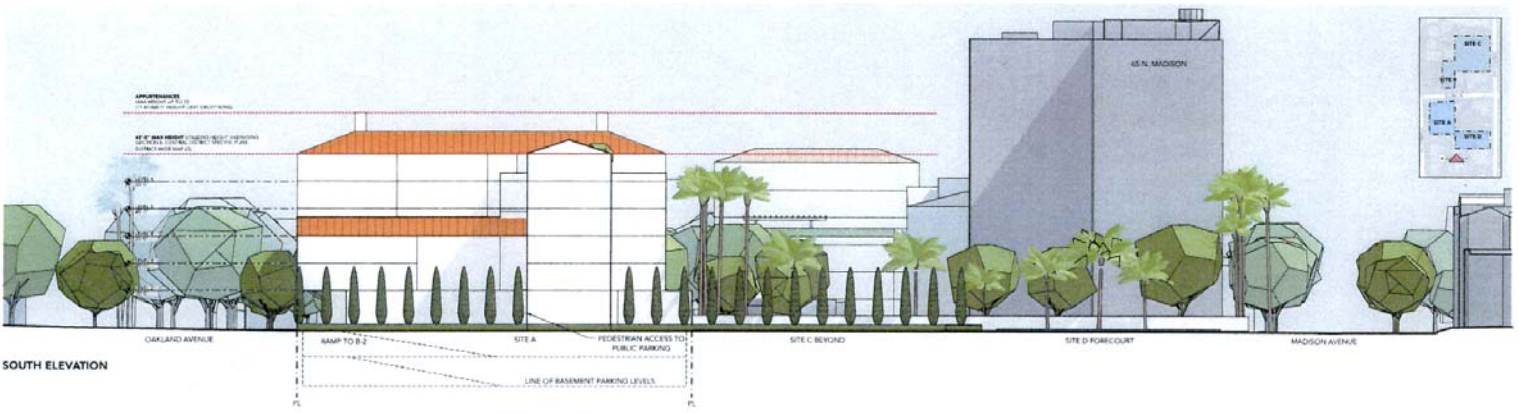
LEVEL 6







NORTH ELEVATION



SOUTH ELEVATION

