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PASEO COLORADO REDEVELOPMENT

DESIGN REVIEW 05 | 2013

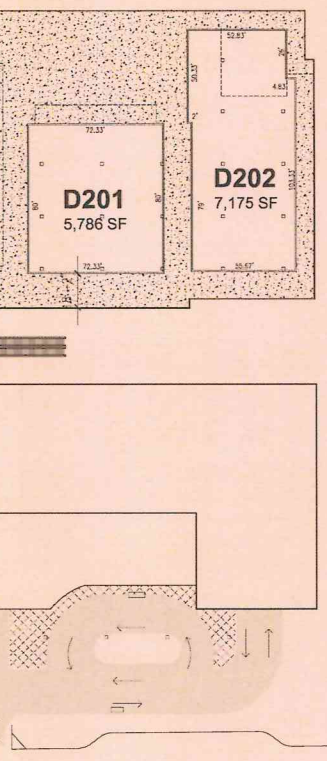
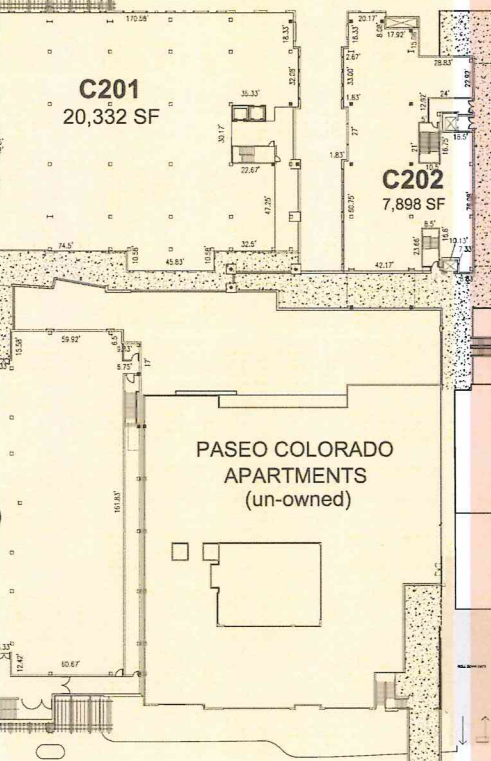
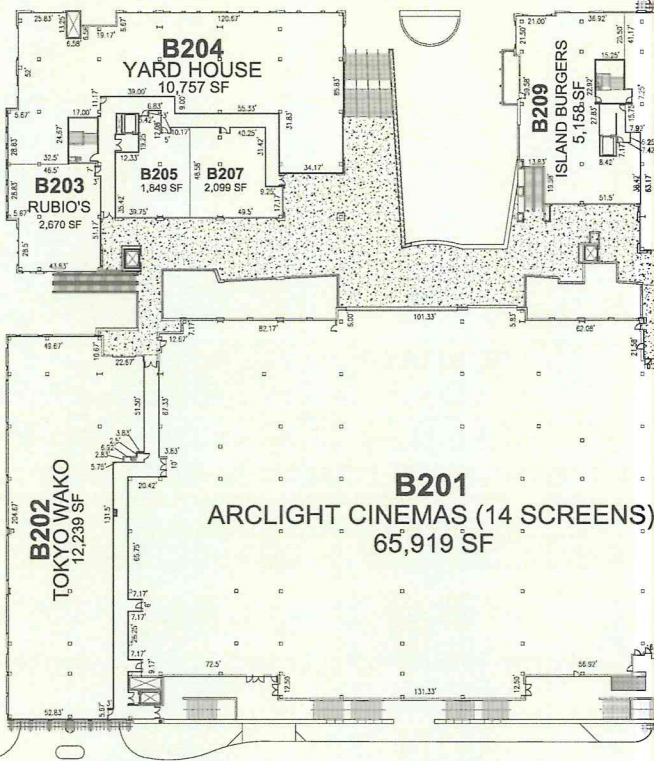
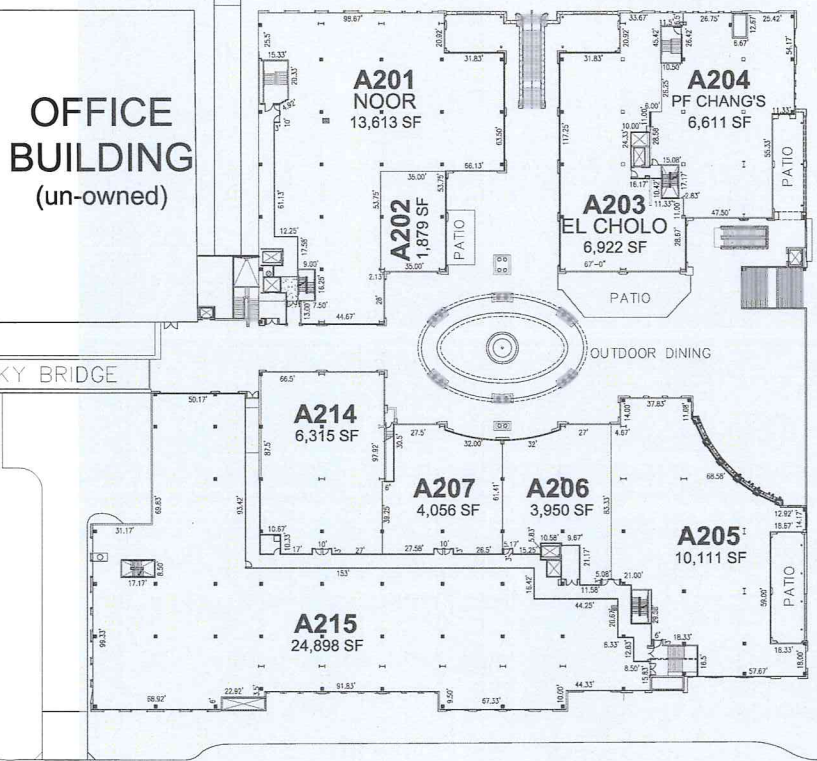
PASEO COLORADO REDEVELOPMENT
PASADENA, CALIFORNIA

GARFIELD

Block A COLORADO BLVD Block B Block C Block D

MARENGO AVE

OFFICE BUILDING (un-owned)



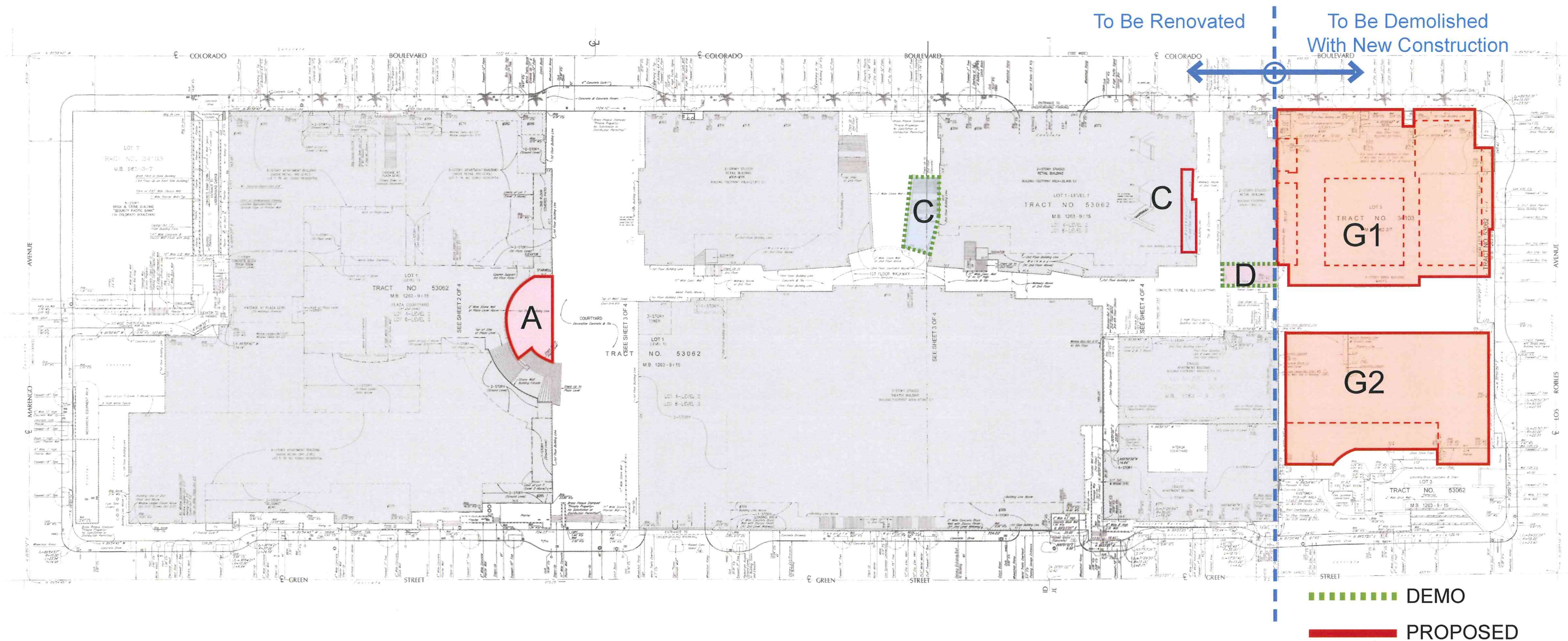
LOS ROBLES AVE

E GREEN ST (ONE WAY)

EUCLID AVE



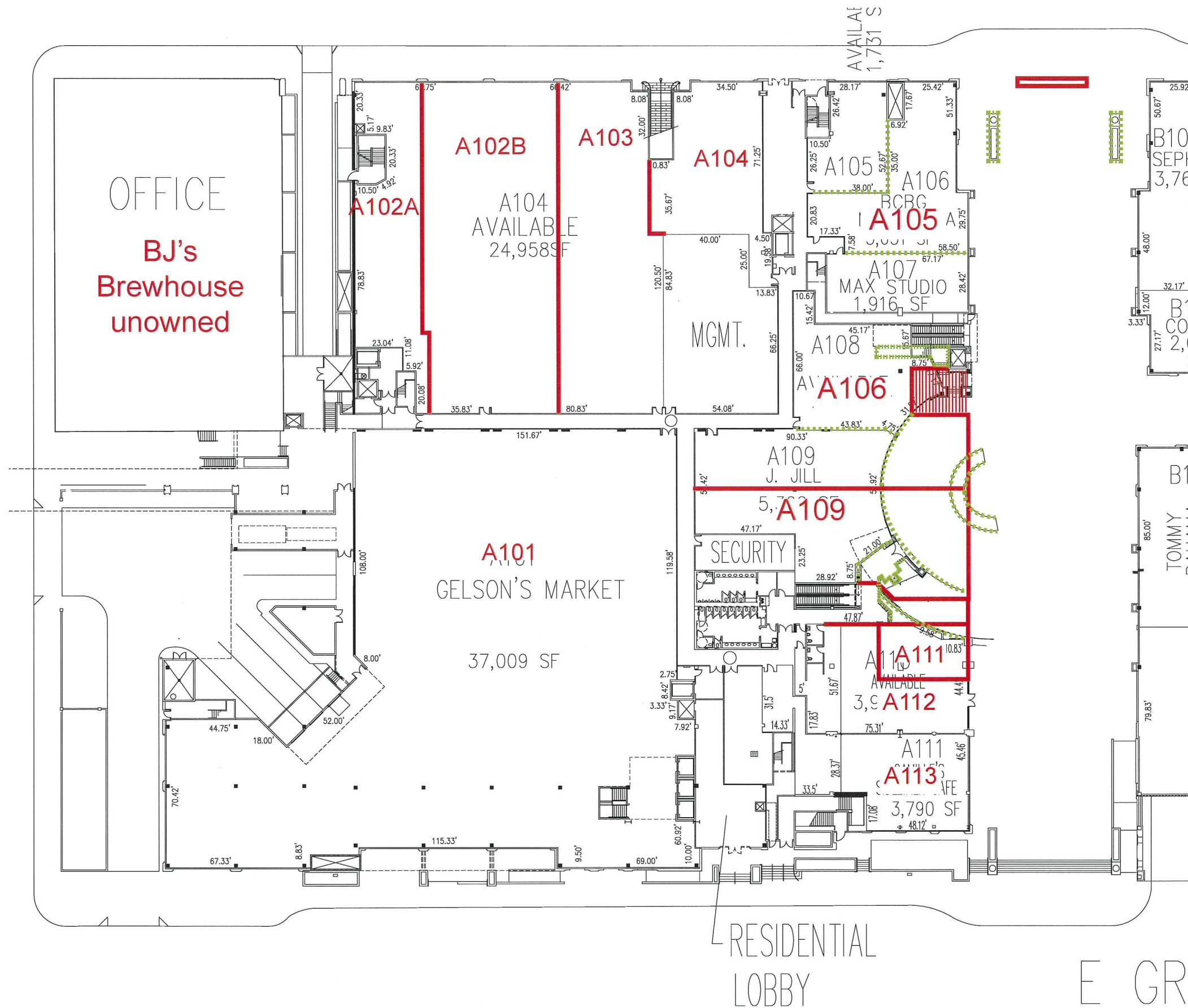
Second Level Floorplan Scale 1" = 100'

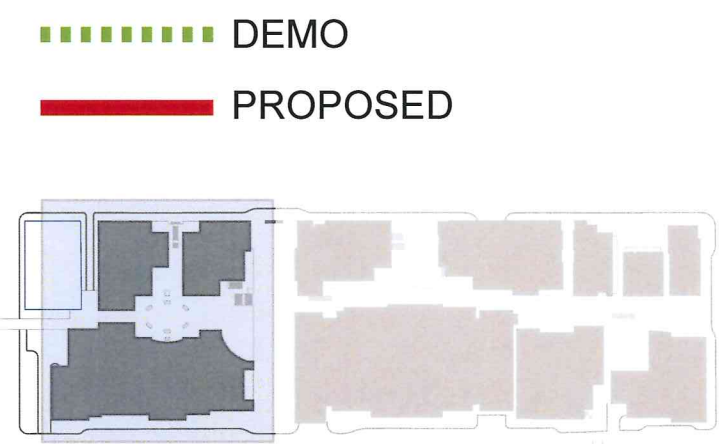
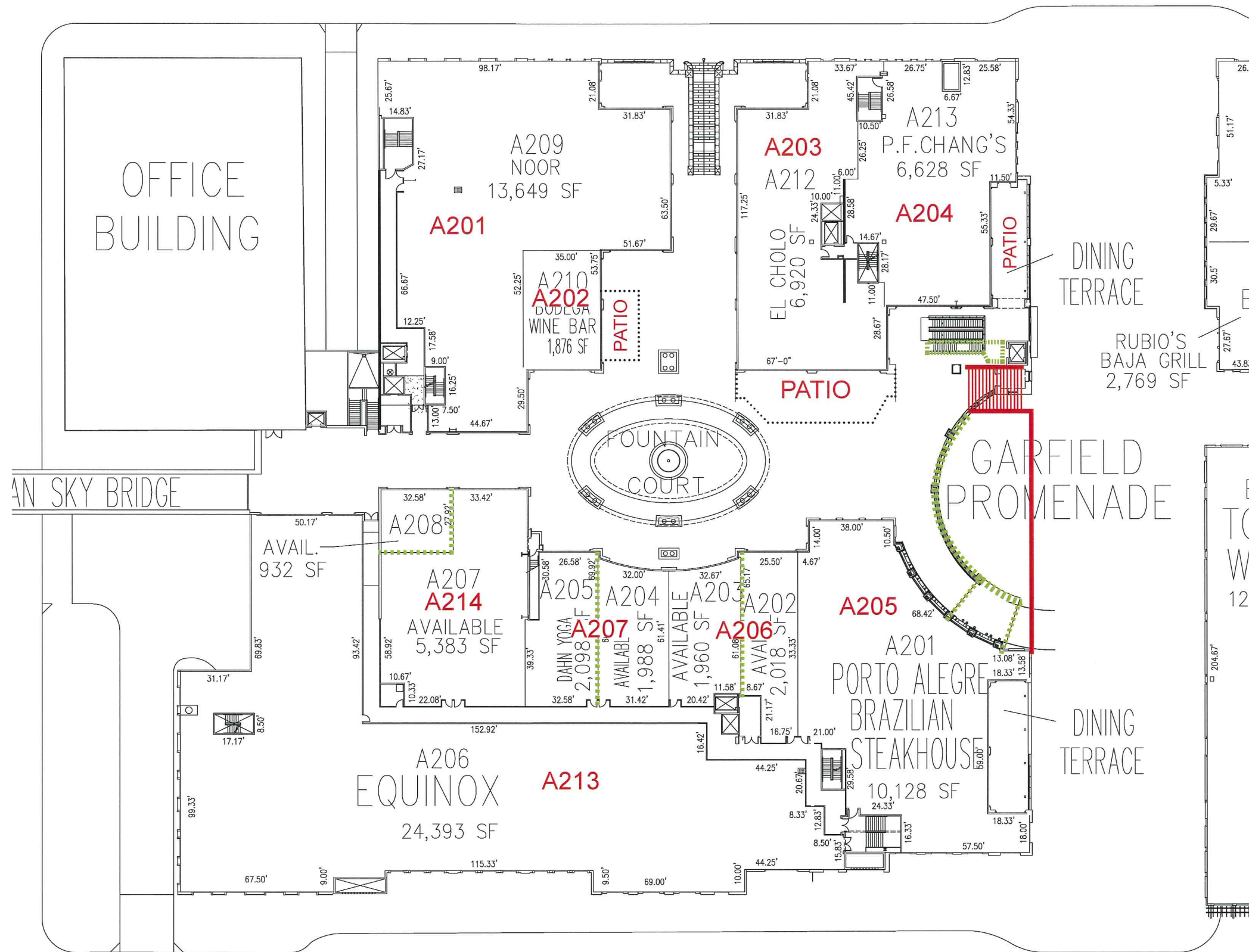


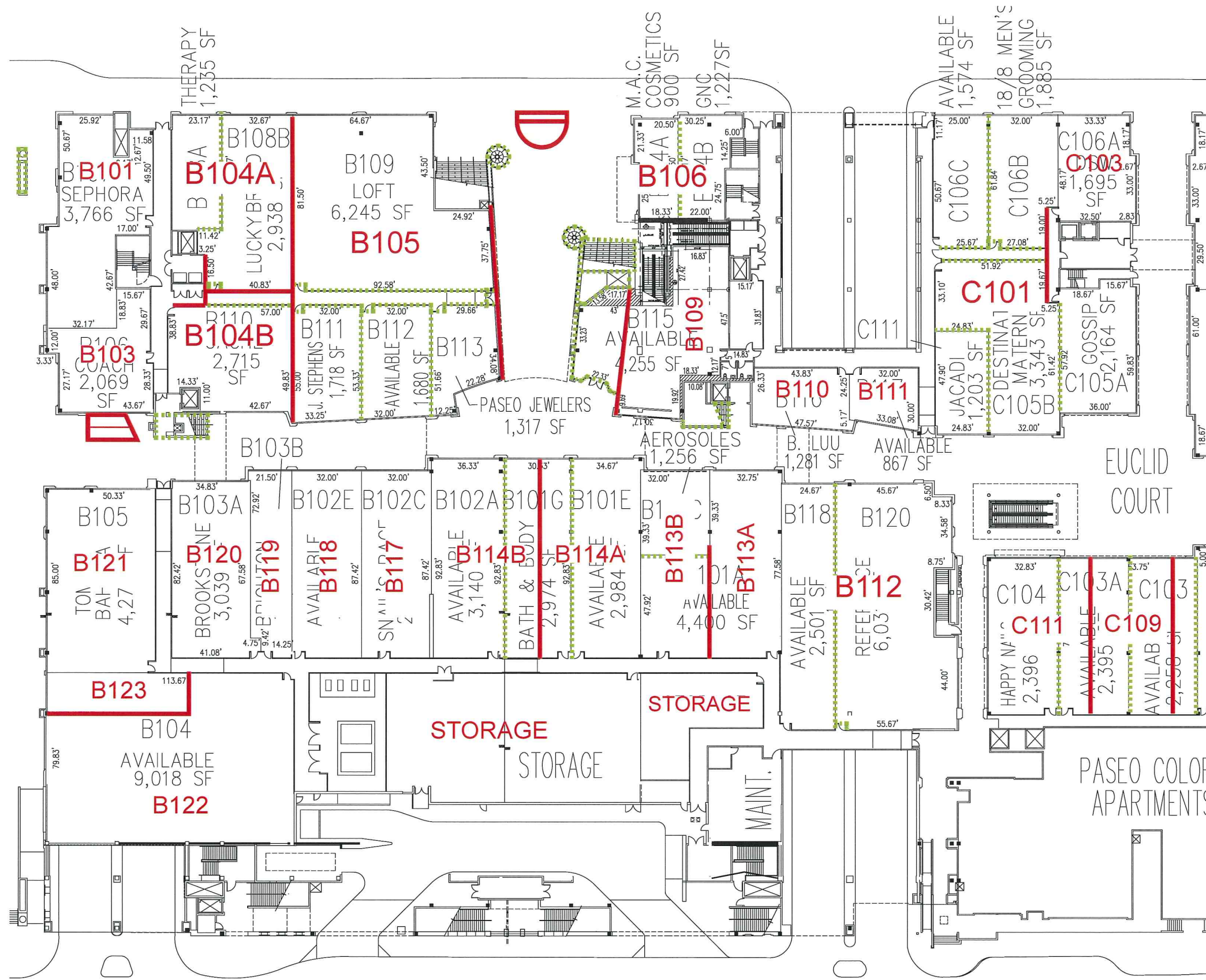
Proposed Area (sq. ft.)

N/C = NO CHANGE

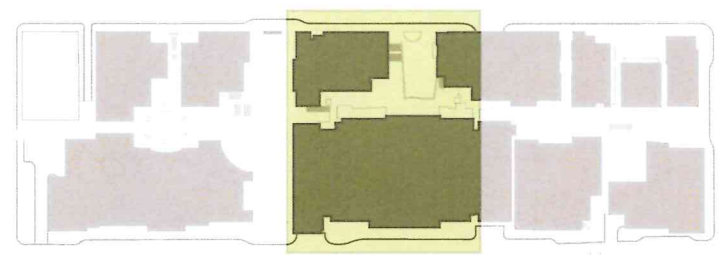
	A	B	C	D	E	F	G1	G2	TOTAL
Commercial	201,825	N/C	63,573	14,552	N/C	N/C	43,890	114,205	646,202
Net Difference	+3,612		+307	-1,057			-1,497		+1,365

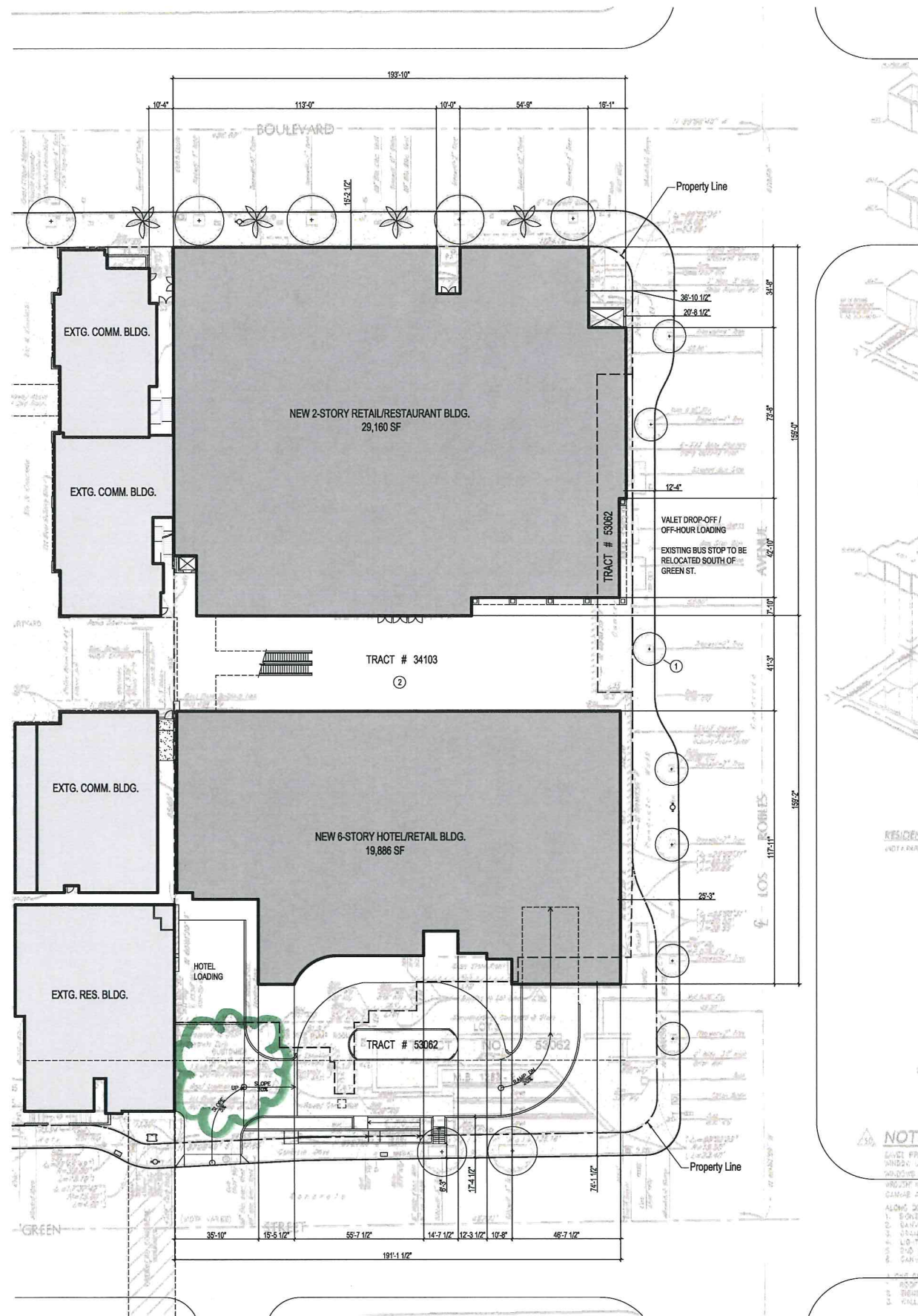






----- DEMO
----- PROPOSED





SITE USE CALCULATIONS

(All cited items from City of Pasadena Zoning Code.)

LOT SIZE (sf)

76,416 sf

Lot includes:

Tract #34103

Tract #53062

FLOOR AREA (gsf)

ALLOWED FLOOR AREA

FAR 3.0
(17.40.060, fig 3-9)

PROPOSED FLOOR AREA

	Bldg. G1	Bldg. G2	TOTAL
L1	29,164	20,911	50,075
L2	14,726	19,294	34,020
L3		18,500	18,500
L4		18,500	18,500
L5		18,500	18,500
L6		18,500	18,500

Total FAR allowed = 229,248

43,890

114,205

158,095

PROPOSED LOT COVERAGE (gsf)

76,416 (100%)

GENERAL NOTES

- EXISTING STREET LIGHTS TO REMAIN
- EXISTING STREET TREES TO REMAIN UNLESS NOTED

KEY NOTES

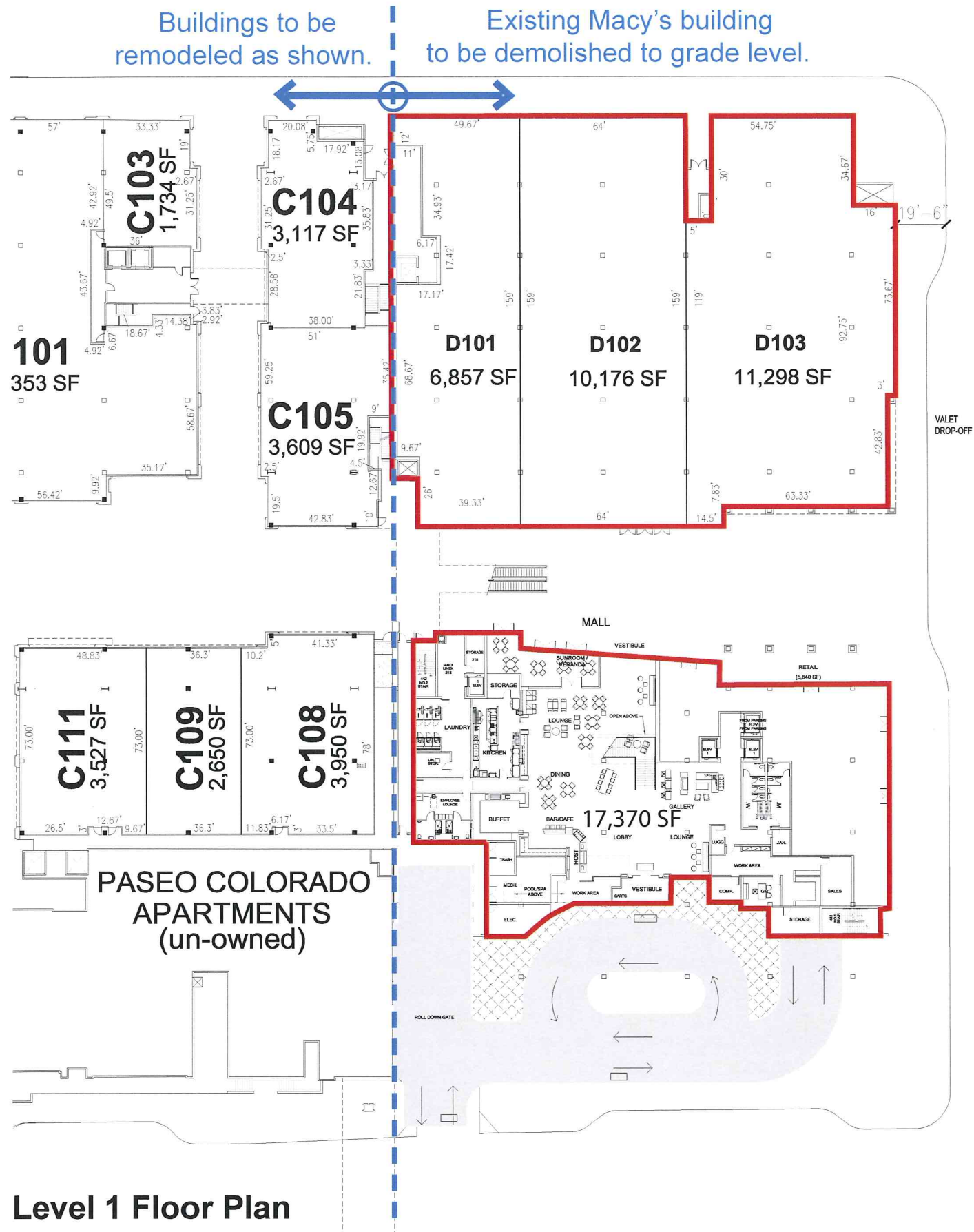
- EXISTING TREE TO BE REMOVED
- EXISTING BUILDING TO BE DEMOLISHED

LEGEND

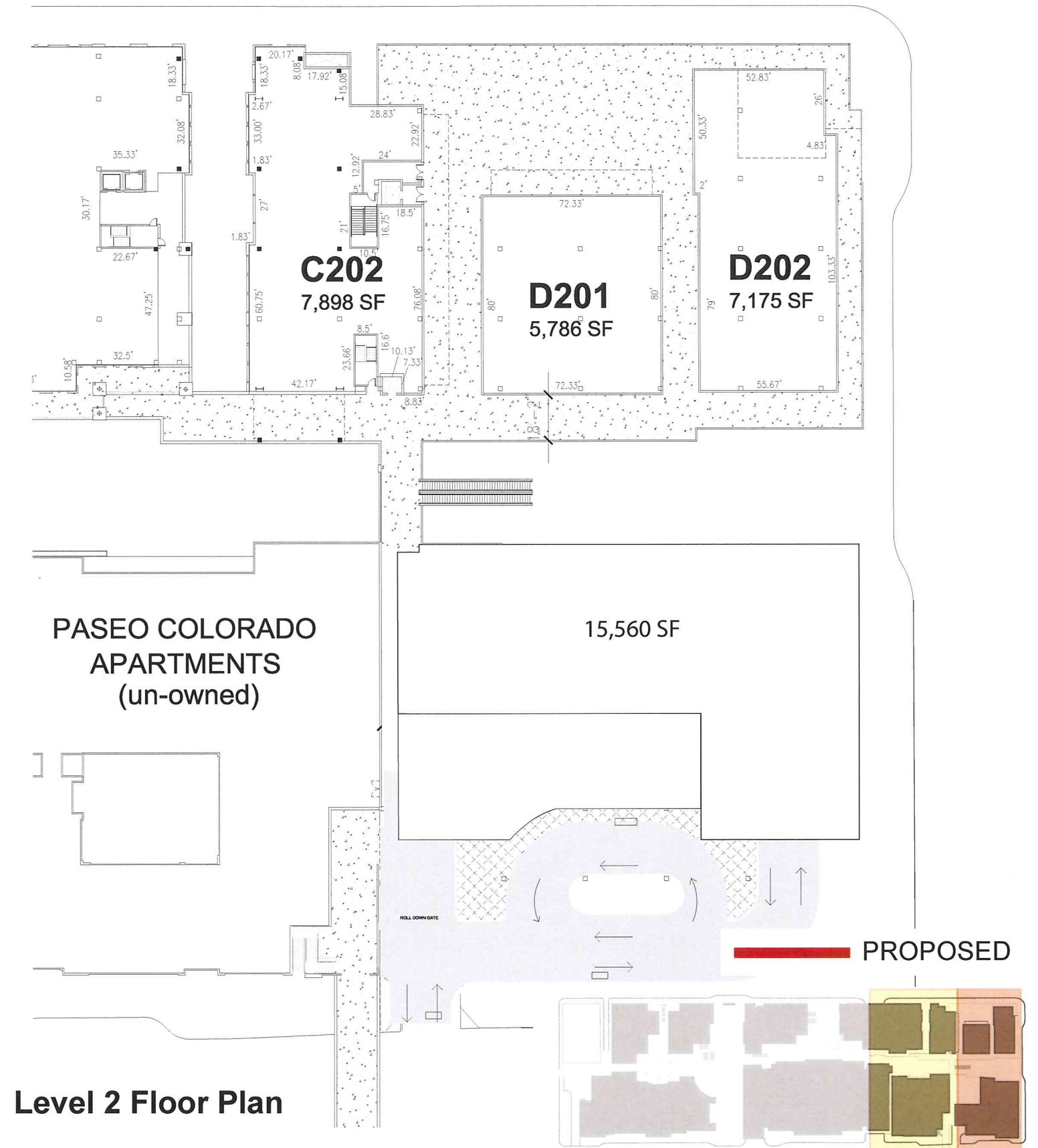
- FIRE HYDRANT
- EXISTING PALM
- EXISTING TREE
- INTERIOR LOT LINE
- PROPERTY LINE

Buildings to be remodeled as shown.

Existing Macy's building to be demolished to grade level.



Level 1 Floor Plan



Level 2 Floor Plan

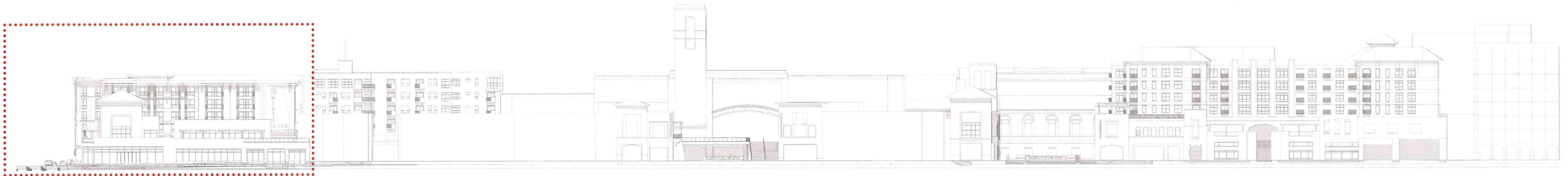


A	B	C	D	E	F	G	TOTAL
198,213	48,819	63,266	15,609	169,282	11,689	159,592	666,470



Retail Elevation along Colorado Blvd.
Not to Scale

Trees are omitted to show elevation



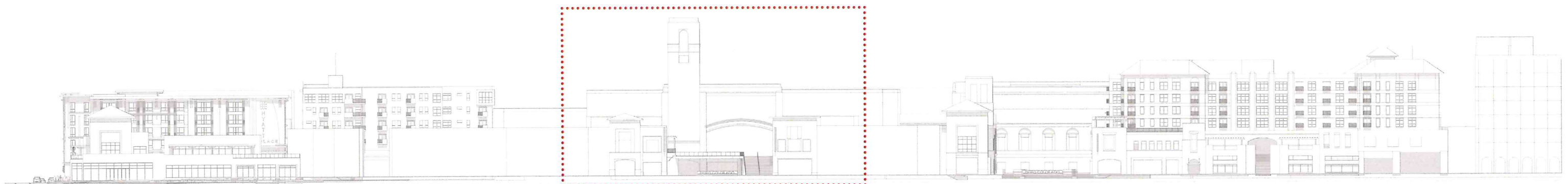
Colorado Blvd.





Arlight Cinema Elevation along Colorado Blvd.
Not to Scale

Trees are omitted to show elevation



Colorado Blvd.

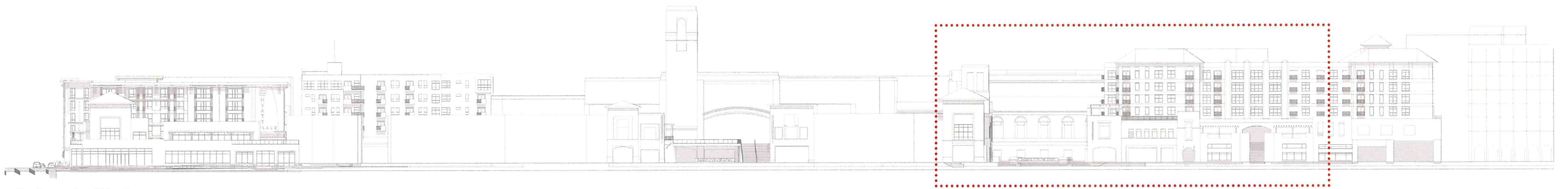






Garfield Ave. Elevation along Colorado Blvd.
Not to Scale

Trees are omitted to show elevation



Colorado Blvd.



PASEO COLORADO REDEVELOPMENT

PASADENA, CALIFORNIA

Rendering
17





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Existing Conditions



Motor court Elevation along Green Street.
Not to Scale

Trees are omitted to show elevation





Elevation of Los Robles
Not to Scale

Trees are omitted to show elevation









E. DESIGN NARRATIVE

Perpetuating the initial success of Paseo Colorado as a revitalized mixed-use district, its renovation will take the existing Macy's Store location and transform it into an up-scale hotel and a collection of new retail and restaurants. Its scale and vocabulary will complement the distinctive quality of the City's renowned Civic landmarks.

An extension of the central pedestrian mall from Euclid Court to Los Robles Avenue will open views into the heart of the activity and create a new entry for access and convenience. Facing the corner of Colorado Boulevard and Los Robles Avenue will be 25,000sf of new retail space with new dining offerings with a variety of outdoor terraces, both open and covered, for city and mountain views. The terraces also take advantage of a north solar orientation and are landscaped with potted vegetation. Facing Green Street and Los Robles Avenue, a new six-story, 135-room, limited service hotel will complement the height of the adjacent residential apartments. The scale, proportion, materials and massing of Paseo will be continued from the Colorado Boulevard elevation to the Los Robles Avenue and Green Street elevations. This provides an opportunity to enliven the pedestrian experience along Los Robles, and actively engage this area of the site with the rest of the development. By facing retail and restaurants outward and by providing view and circulation into the development, the user experience activates the streetscape and creates a seamless transition into the development.

The style of the new hotel hints toward Mediterranean, but with a modern attitude of simplicity like the CalTech campus. The new retail and restaurants will retain the palette of Paseo while repeating the massing modulation of the buildings in Old Pasadena. This portion will be modern, simple and clean. The upper level will be recessed to provide dining terraces and to transition the scale of the development from multi-level to the single story scale found on adjacent properties to the east, blending the development more fluidly into the urban fabric. On the retail buildings, proposed materials will be stone at the base and stucco on upper walls with painted metal details. On the hotel, proposed materials will be stone at the base and stucco on upper walls with steel trellis details and curved soffits similar to Garfield Promenade. Since the architectural styles and details of the renovation will be borrowed and repeated from other parts of Paseo, as well as from parts of historic Pasadena, the new construction continues both the architectural legacy and the local climatic response.

Green measures will include not only passive elements like a highly energy efficient building envelope, but state-of-the-art mechanical systems as well. Building materials will be selected that contain recycled content, are locally sourced and are pre-assembled to reduce construction site waste. Compliance with the CalGreen Building Standards Code will be met.

Also included in the renovation, beyond the Macy's location, will be elements that improve pedestrian circulation vertically and horizontally. Visibility of stores and graphic signage will be improved. Finally, more street landscape will be introduced into Garfield Promenade while maintaining the grand axis first established in the Bennett Plan from the civic auditorium to the library.