

ALLEN AND WALNUT T.O.D. PRELIMINARY CONSULTATION



CITY OF PASADENA


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JOB NO. R2006-100
DATE December 14, 2012
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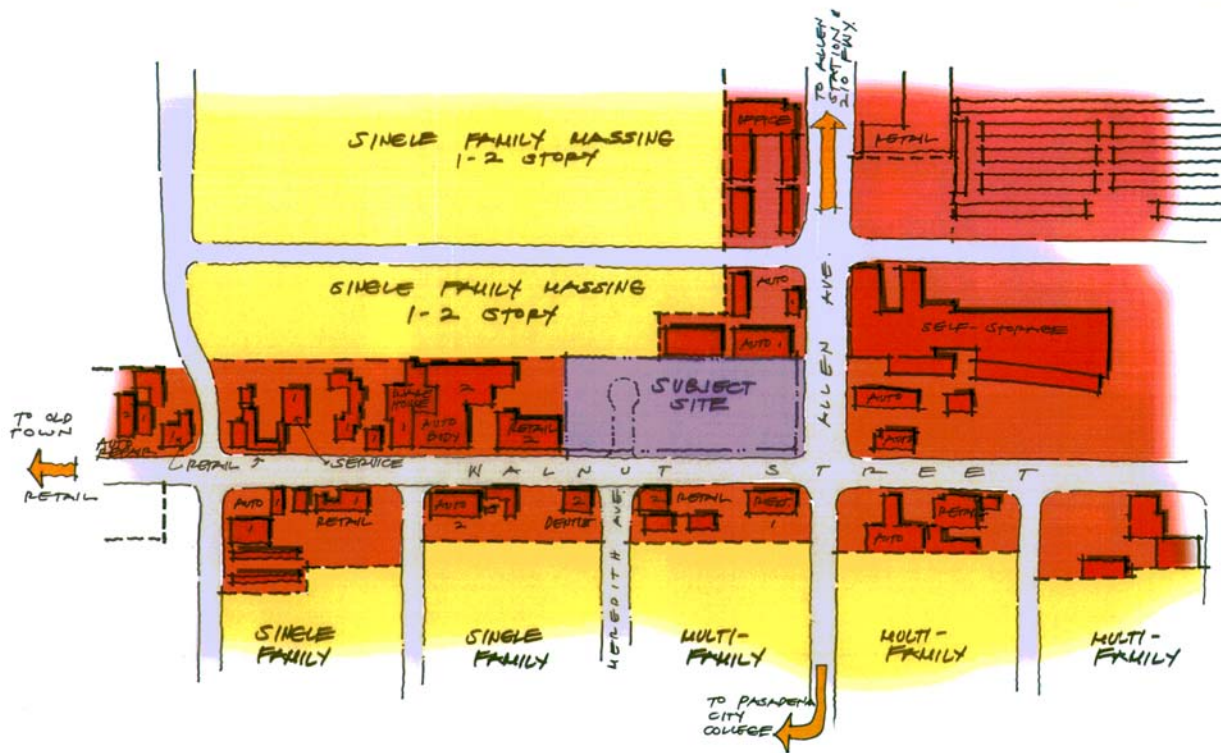
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CONTEXT

THE PROJECT SITE IS LOCATED AT THE INTERSECTION OF NORTH ALLEN AVENUE & EAST WALNUT STREET, BOTH OF WHICH EXTEND INTO NEIGHBORHOODS WITH VERY DISTINCT QUALITIES FROM A MIX OF SERVICE / RETAIL TO VARIOUS SCALES OF RESIDENTIAL TYPOLOGIES. THE IMMEDIATE CONTEXT IS PREDOMINANTLY LITTERED WITH VESTIGE OF AUTOMOBILE CULTURE-RELATED ESTABLISHMENTS IN VARIOUS SCALES AND TYPES, ALL OF WHICH IMPEDE PEDESTRIAN ACTIVITY.

A MORE ENCOURAGING RM-16 ZONE EXISTS BEHIND THE COMMERCIAL-LINED EDGES, WHICH DUE TO ITS CLOSE PROXIMITY TO THE T.O.D. STATION, SIGNALS AN OPPORTUNITY FOR TRANSITION AND VITALITY. AS ILLUSTRATED IN THE ECSP, THE NEIGHBORHOOD DESIGN GUIDELINES, AND THE RECOMMENDATIONS ON THE UPDATE THE GENERAL PLAN, THE DEVELOPMENT OF PROJECTS THAT ADD AN ECLECTIC MIX OF USES, BEAUTIFY INTERSECTIONS, ELIMINATE PARKING FROM STREET FRONTAGES, AND ACTIVATE A MORE PEDESTRIAN DEFINED STREET SCALE ARE ENCOURAGED.



1. VIEW FROM THE EAST (1757-1787 WALNUT) OF PROPOSED SITE



2. VIEW OF CONTEXT - FROM INTERSECTION OF ALLEN AND WALNUT LOOKING NORTH ON ALLEN AVENUE



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3. COMMERCIAL BUILDING (1713 WALNUT) WEST OF PROPOSED SITE



4. COMMERCIAL BUILDING (1685 WALNUT) WEST OF PROPOSED SITE



5. VIEW OF SITE CONTEXT (1792 WALNUT) - ALONG WALNUT EAST FROM SITE



6. VIEW OF SITE (1818-1828 WALNUT) - FROM NORTHEAST LOOKING SOUTHWEST



7. COMMERCIAL BUILDING (1821 WALNUT) EAST OF PROPOSED SITE



8. COMMERCIAL BUILDING (241 N. ALLEN) NORTH OF PROPOSED SITE



9. VIEW OF SITE (241 N. ALLEN) - FROM NORTHEAST CORNER LOOKING TOWARD WEST



10. VIEW OF CONTEXT (241 N. ALLEN & 1785 LOCUST) - ALONG ALLEN LOOKING WEST DOWN LOCUST ST.

APPLICANT: DEVELOPER
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SITE PHOTOGRAPHS AND DESCRIPTION

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December 18, 2012

THE PROJECT

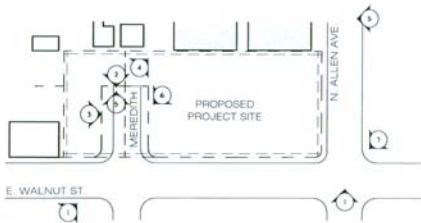
THE PROPOSED PROJECT IS DESIGNED AS A T.O.D. LOCATED AT THE NORTHWEST CORNER OF NORTH ALLEN AVENUE AND EAST WALNUT STREET INCLUDES: THE VACANT DAVIS LUMBER SITE, THE NORTHERLY STREET SEGMENT OF MEREDITH AVENUE, AND THE AUTO REPAIR GARAGE ON THE WEST SIDE OF MEREDITH. THE PROJECT SITE IS BASICALLY COMPRISED OF TWO SEPARATE AND DISTINCT PARCELS.

1. PARCEL 1 (WESTERLY) IS A 0.44 ACRE PARCEL CURRENTLY ZONED CG-1, WITH A T.O.D. OVERLAY.
2. PARCEL 2 (EASTERLY) IS A 1.42 ACRE PARCEL CURRENTLY ZONED ECSP-CG-3 (GOLD LINE RM-32).

THE PROJECT CONCEPT IS FOR ONE HUNDRED TWENTY EIGHT (128) RESIDENTIAL UNITS (109 MARKET RATE + 19 AFFORDABLE) AND APPROXIMATELY 5,000 SQUARE FEET OF GROUND FLOOR RETAIL. THE BUILDINGS WILL BE THREE (3) AND FOUR (4) STORES WITH THREE (3) LEVELS OF RESIDENTIAL (TYPE V CONSTRUCTION) OVER ONE (1) LEVEL OF ON-GRADE PARKING AND ANOTHER LEVEL OF SUBTERRANEAN PARKING (WITHIN A TYPE I GARAGE). RESIDENTIAL AMENITIES WILL INCLUDE GENEROUS OUTDOOR SPACES, COURTYARDS / GARDENS, POOL / SPA, FITNESS FACILITY, AND SELF-SERVICE PET SPA.

THE PROPOSED RETAIL WILL BE LOCATED AT THE CORNER TO SERVE AS A NEIGHBORHOOD ANCHOR AND WILL BE LINKED TO ITS THE PROJECT'S SITE PLAZA AND COURTYARD TO CREATE COMFORTABLE OUTDOOR SPACES. CAREFUL CONSIDERATION IN THE DESIGN WILL BE PLACED ON THE ECSP GUIDELINES:

- GUIDELINE 1 RESPECT SURROUNDING CHARACTER
- GUIDELINE 2 MITIGATE MASSING AND BULK
- GUIDELINE 3 EMPHASIZE HUMAN-SCALE DESIGN
- GUIDELINE 4 UNIFY AND ARTICULATE BUILDING FACADES
- GUIDELINE 5 WINDOWS, DOORS, AND STOREFRONTS
- GUIDELINE 6 DESIGN ROOF SILHOUETTES
- GUIDELINE 7 SITE AND BUILDING LIGHTING
- GUIDELINE 8 SIGNS



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1. VIEW OF SITE (1757 - 1787 WALNUT) - FROM SOUTHWEST OF PROPOSED SITE LOOKING NORTH ALONG WALNUT



2. VIEW OF SITE (1727 WALNUT) - FROM MEREDITH LOOKING SOUTH



3. VIEW OF SITE (1727 WALNUT) - FROM MEREDITH LOOKING EAST



4. VIEW OF SITE (1757 - 1787 WALNUT) - FROM MEREDITH LOOKING NORTHEAST



5. VIEW OF SITE (1727 WALNUT) - FROM MEREDITH LOOKING NORTH



6. VIEW OF SITE (1727 WALNUT) - FROM MEREDITH LOOKING SOUTHWEST



7. VIEW OF CONTEXT (1792 & 1787 WALNUT) - FROM NORTHEAST CORNER OF WALNUT LOOKING WEST

APPLICANT / DEVELOPER
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SITE PHOTOGRAPHS AND DESCRIPTION

JOB NO: 2012-001
DATE: December 14, 2012
DRAWN BY: [Name]



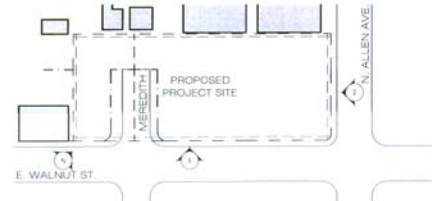
1. VIEW ALONG ALLEN AVENUE LOOKING WEST TOWARD PROJECT SITE



2. VIEW ALONG WALNUT STREET LOOKING NORTH TOWARD PROJECT SITE



3. VIEW ALONG MEREDITH LOOKING NORTHEAST TOWARD PROJECT SITE



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STREET PHOTOGRAPHS AND DESCRIPTION

JOB NO: B0004 200
DATE: December 14, 2012
PROJECT: December 18, 2012

PROJECT INFORMATION

PROJECT LOCATION: 1727, 1757 & 1787
E. Walnut St. Pasadena, CA

LOT 1 - (WEST PARCEL): 0.44 acres
CURRENT ZONING: CG-1 TOD OVERLAY
MAX. DENSITY: 48.0 DU/acre + 20% Density Bonus
21 + 4 UNIT = 25 UNIT Allowed
PROPOSED DENSITY: 25 UNIT
MAX. BUILDING HEIGHT: 45'-0"

LOT 2 - (EAST PARCEL): 1.42 acres
CURRENT ZONING: ECSP-CG-3 - (GOLD LINE - RM32)
MAX. DENSITY: 60.0 DU/acre + 20% Density Bonus
85 + 17 UNIT = 102 UNIT Allowed
PROPOSED DENSITY: 103 UNIT
MAX. BUILDING HEIGHT: 60'-0"

TOTAL LOT AREA: 1.86 acres (81,003 SF)
TOTAL UNITS: 126 UNITS
TOTAL DENSITY: 68.8 DU/acre
CURRENT ZONING: ECSP-CG-3 - (GOLD LINE - RM32)
CG-1 TOD OVERLAY
OCCUPANCY: R-2, S-2

CONSTRUCTION TYPE: TYPE V OVER PODIUM
ARCHITECTURAL STYLE: T.B.D.
BUILDING COVERAGE: 55,311 SF
BUILDING AREA: 152,900 SF
F.A.R.: 1.89

MINIMUM YARD SETBACKS:
FRONT YARD: 5'-0"
SIDE YARD: 5'-0"
STREET SIDE YARD: 5'-0"
REAR YARD: 5'-0"

BUILDABLE AREA SUMMARY

TOTAL UNIT SUMMARY

PLAN	DESCRIPTION	QNTY	AREA	TOTAL AREA
1	STUDIO 1BA	13 (10%)	600 sf	7,800 sf
2	1 BR 1 BA	25 (18%)	645 sf	16,125 sf
3	1 BR 1 BA	39 (31%)	740 sf	28,860 sf
4	2 BR 2 BA	12 (9%)	900 sf	10,800 sf
5	2 BR 2 BA	11 (8%)	975 sf	10,725 sf
6	2 BR 2 BA	28 (23%)	1,050 sf	29,400 sf

TOTAL UNITS: 128 total units provided 103,710 sf
COMMUNITY ROOM - 2,400 sf
RETAIL AREA - 5,000 sf

TOTAL 111,110 sf

AMENITIES:
COMMUNITY ROOM - 2,400 sf
TOT LOT / GARDEN / BBQ / LANDSCAPED AREAS - 17,500 sf

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LOT 1 - (WEST PARCEL) SUMMARY

LOT 1 - (WEST PARCEL): 0.44 acres
CURRENT ZONING: CG-1 TOD OVERLAY
MAX. DENSITY: 48.0 DU/acre + 20% Density Bonus
PROPOSED DENSITY: 25 UNIT
MAX. BUILDING HEIGHT: 45'-0"

PLAN	DESCRIPTION	QNTY	AREA	TOTAL AREA
2	1 BR 1 BA	3 (12%)	645 sf	1,935 sf
3	1 BR 1 BA	10 (40%)	740 sf	7,400 sf
4	2 BR 2 BA	6 (24%)	900 sf	5,400 sf
6	2 BR 2 BA	6 (24%)	1,050 sf	6,300 sf

TOTAL UNITS: 25 total units provided 21,035 sf

TOTAL GROSS SQUARE FOOTAGE: 11,331 SF
TOTAL COMMERCIAL GROSS SF: - SF
TOTAL RESIDENTIAL GROSS SF: 21,035 SF
BUILDING FOOTPRINT IN SF: 11,331 SF
OPEN SPACE SF: 1,000 SF
LANDSCAPING SF: 3,400 SF

LOT 2 - (EAST PARCEL) SUMMARY

LOT 2 - (EAST PARCEL): 1.42 acres
CURRENT ZONING: ECSP-CG-3 - (GOLD LINE - RM32)
MAX. DENSITY: 60.0 DU/acre + 20% Density Bonus
85 + 17 UNIT = 102 UNIT Allowed
PROPOSED DENSITY: 103 UNIT
MAX. BUILDING HEIGHT: 60'-0"

PLAN	DESCRIPTION	QNTY	AREA	TOTAL AREA
1	STUDIO 1BA	13 (10%)	600 sf	7,800 sf
2	1 BR 1 BA	22 (20%)	645 sf	14,190 sf
3	1 BR 1 BA	29 (30%)	740 sf	21,460 sf
4	2 BR 2 BA	6 (9%)	900 sf	5,400 sf
5	2 BR 2 BA	11 (8%)	975 sf	10,725 sf
6	2 BR 2 BA	22 (22%)	1,050 sf	23,100 sf

TOTAL UNITS: 103 total units provided 82,675 sf

TOTAL GROSS SQUARE FOOTAGE: 44,000 SF
TOTAL COMMERCIAL GROSS SF: 5,000 SF
TOTAL RESIDENTIAL GROSS SF: 82,675 SF
BUILDING FOOTPRINT IN SF: 44,000 SF
OPEN SPACE SF: 7,500 SF
LANDSCAPING SF: 5,600 SF
COMMUNITY ROOM: 2,400 SF

PARKING SUMMARY

RESIDENTIAL

PARKING REQUIRED (PER PMU17 50.340 D.3.a)
1.0 space per unit under 650 sf = 39 spaces
39 units x 1.0 space = 39 spaces
1.5 spaces per unit over 650 sf = 134 spaces
89 units x 1.5 spaces = 134 spaces

TOTAL RESIDENTIAL PARKING REQUIRED = 173 spaces

GUEST AND RETAIL

PARKING REQUIRED (PER PMU17 46.040 TABLE 4-6)
1 TO 10 SPACES PER 1,000 SF
TOTAL RETAIL SPACE 5,000 sf = 36 spaces
1 GUEST SPACE per every 10 units = 13 spaces
128 units / 10 space/unit = 13 spaces

TOTAL PARKING REQUIRED = 49 spaces

TOTAL COMMUNITY PARKING REQUIRED = 222 spaces

PARKING PROVIDED

RESIDENT PARKING SPACES = 173 spaces
GUEST AND RETAIL PARKING SPACES = 49 spaces

TOTAL PARKING PROVIDED = 222 spaces

OPEN SPACE SUMMARY

GARDEN / OPEN SPACE

REQUIRED: 37% OF LOT = 29,600 SF

PROVIDED: COMMUNITY GARDEN SPACE = 17,500 SF
FRONT YARD = 4,000 SF

TOTAL COMMUNITY GARDEN SPACE = 21,500 SF

PRIVATE OPEN SPACE

PROVIDED PRIVATE OPEN SPACE: 75 sf PER UNIT = 75 sf x 128 UNIT = 9,600 SF

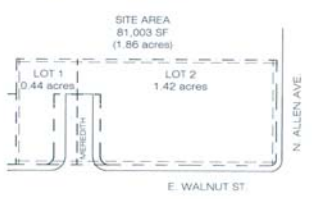
DEVELOPER: AMCAL EQUITIES LLC

30141 AGOURA ROAD, SUITE 100
AGOURA HILLS, CA 91301
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VICINITY MAP



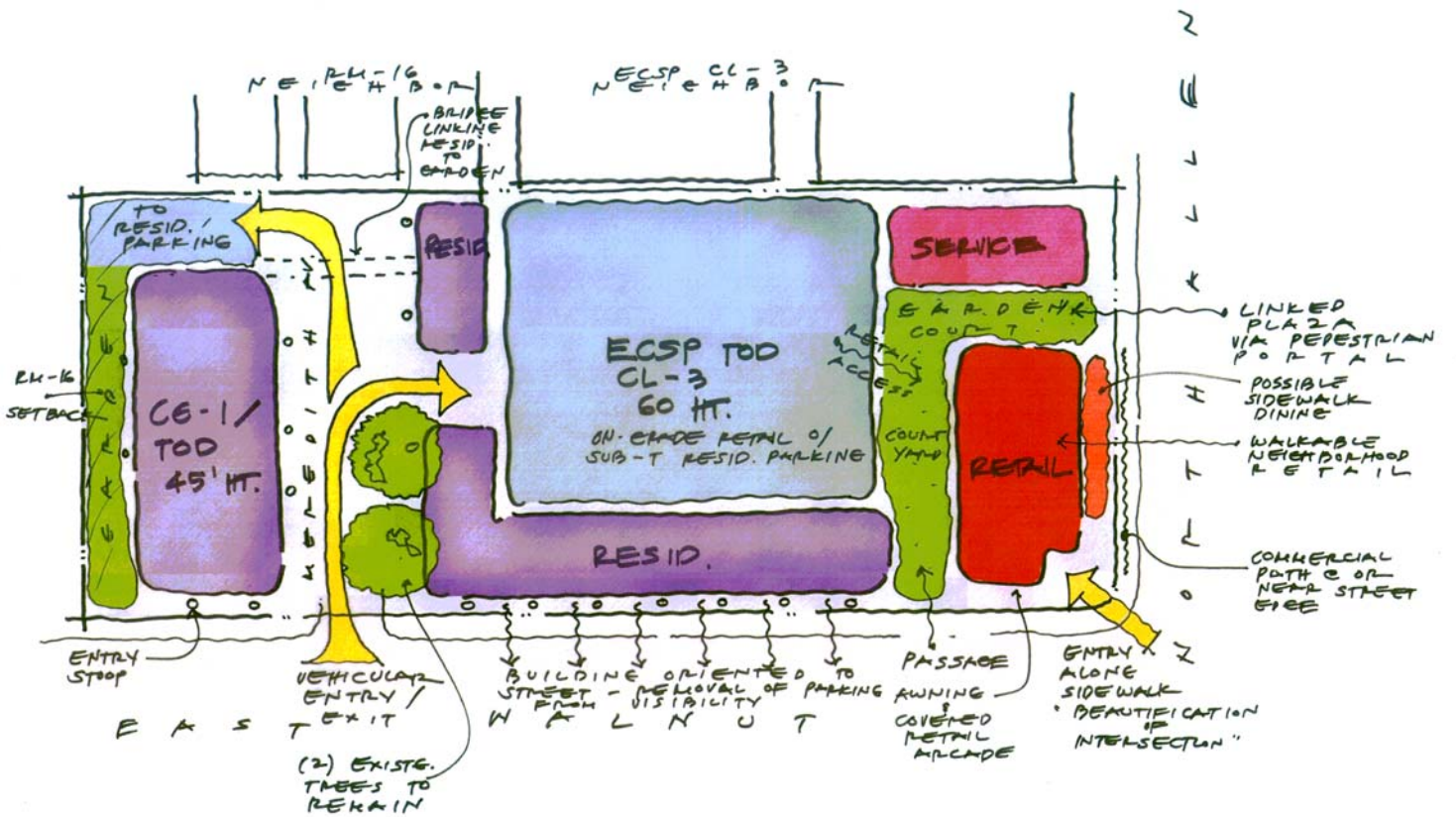
SITE AREA DIAGRAM



ALLEN & WALNUT T.O.D. - PASADENA CA

PROJECT INFORMATION

APPPLICANT / DEVELOPER: AMCAL EQUITIES LLC
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PROJECT
WITHEE MALCOLM ARCHITECTS, LLP

APPLICANT/DEVELOPER
AMCAL EQUITIES LLC

ALLEN & WALNUT T.O.D. - PASADENA CA

SITE / DESIGN BUBBLE DIAGRAM

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1. HOW DOES THE PROPOSED BUILDING RELATE TO ITS SITE AND TO ITS NEIGHBORS IN TERMS OF SETBACKS, HEIGHT, MASSING, SCALE, FRONTAGE, MATERIALITY, OPEN SPACE, LANDSCAPE, SOLAR ORIENTATION, AND TOPOGRAPHY?

SETBACKS: THE PROJECT SITE IS LOCATED AT THE INTERSECTION OF NORTH ALLEN AVENUE (EAST) AND EAST WALNUT STREET (SOUTH). A MIXED ZONE COMMUNITY ON THE NORTH BORDERS THE SITE. A RM-16 ZONED NEIGHBOR ON THE WEST, AND A TOD ECSP CL-3 NEIGHBOR TO THE EAST. ALL FOUR PROPERTY SIDES REQUIRE SPECIFIC AND DISTINCT ATTENTION.

BECAUSE THE DESIGN INTENT IS TO ELEVATE THE QUALITY OF THE EXISTING CONTEXT AND STREET EDGE, THE PORTION OF THE PROJECT ON THE INTERSECTION, INTENDED TO BE RETAIL, IS DESIGNED TO BE AT THE PROPERTY / SIDEWALK LINE OR WITHIN FIVE FEET. THE PORTIONS OF THE PROJECT ALONG NORTH WALNUT STREET, AS DISCUSSED WITH AND ENCOURAGED BY PLANNING STAFF, ARE DESIGNED TO BE RESIDENTIAL UNITS WITH DIRECT STREET ACCESS VIA ELEVATED / COVERED ENTRY STOOPS. THE HANDLING OF THIS STREETSCAPE IS COMMON TO OTHER RESIDENTIAL PROJECTS IN PASADENA, INCLUDING SOME ALONG WALNUT STREET. THESE ENTRY STOOPS ARE DESIGNED TO BE SET BACK BETWEEN FIVE TO TEN FEET TO ALLOW AMPLE AREAS FOR LANDSCAPING AND ARCHITECTURAL ARTICULATION. THE PORTIONS OF THE PROJECT THAT ARE ADJACENT TO THE RM-16 ZONES ARE SETBACK TO COMPLY WITH THE "VIEW PLANE SETBACK" REQUIREMENTS OF TWENTY FEET.

HEIGHT: THE PROJECT SITE HAS AN ALLOWABLE HEIGHT LIMIT OF FORTY-FIVE FEET FOR THE WEST PARCEL AND SIXTY FEET FOR THE EAST PARCEL. THE PROPOSED BUILDING DESIGN IS LOWER THAN BOTH LIMITS. THE HEIGHTS ARE CURRENTLY FORTY-TWO FEET FOR THE WEST PARCEL AND FIFTY-TWO FEET FOR THE EAST PARCEL.

MASSING: THE OVERALL BUILDING MODULATION BEGINS WITH THE ESTABLISHMENT OF ITS CLASSICAL MODULES: THE BASE, MIDDLE AND TOP AND THEN, IN AN EFFORT TO AVOID A LONG BUILDING BLOCK, THE BUILDING IS ARTICULATED WITH "GAPS" BETWEEN EACH MODULE. THE VERTICAL BREAKS ARE FURTHER DEFINED BY EXPRESSING THE UNIT MODULES THROUGH DEEP RECESSES AND CLEARLY DEFINED WINDOW AND DECK OPENINGS. EACH OF THE MODULES IS ARTICULATED WITH A VARIETY OF MATERIALS THAT BLEND AS WELL AS COMPLEMENT EACH APPLICATION, FROM THE BUILDINGS SKIN (STONE VENEER, STUCCO, HORIZONTAL SIDING, AND METAL CLADDING), VARIOUS GLAZING PATTERNS, BALCONY DETAILS AND ROOF MATERIALS INTENDED TO CREATE VARIED PLANES IN THE BUILDING VERTICAL AND HORIZONTAL MASSING.

SCALE: IN ANALYZING EXISTING CONTEXT, THE PREDOMINANT SCALE OF THE BUILDINGS IN THE IMMEDIATE AREA ARE ONE OR TWO STORY STRUCTURES RANGING IN HEIGHT FROM 15 - 25 FEET. THE BUILDING'S SCALE IS MODULATED TO RISE FROM THE LOWEST POINT, THE WESTERN BUILDING MASS AND RISE PROGRESSIVELY TOWARDS THE CORNER. THE SIDE AND REAR BUILDING MASSES ARE SET BACK THE FURTHEST FROM THE EXISTING NEIGHBORS IN ORDER TO RESPECT THEIR PRIVACY AND PREVENT AN INTRUSIVE BUILDING FROM IMPOSING ON THEIR HOMES.

FRONTAGE: THE BUILDINGS' FRONTAGE IS DESIGNED TO RELATE TO THE TWO FUNCTIONAL EDGES OF COMMERCIAL / RETAIL AND RESIDENTIAL. THE GROUND RETAIL LEVEL IS DESIGNED TO HOLD THE EXISTING STREET EDGE, AS CLOSE TO THE SIDEWALK AS POSSIBLE AND DEFINED BY CANOPIES, ARCADES AND AMPLE STOREFRONT GLAZING BEGINS TO ENGAGE THE PEDESTRIAN LEVEL. THE RESIDENTIAL COMPONENTS OF THE DESIGN ENGAGE THE STREETS AS WELL, BUT WITH THE RESIDENTS' SECURITY IN MIND. UNIT ENTRANCES ARE CLEARLY DEFINED BY ELEVATED STOOPS, IDENTIFIED BY THE BUILDING RICH MATERIAL PALETTE OF STONE AND WOOD, AND FURTHER ENHANCED BY ITS COVERED CANOPIES.

MATERIALITY: BEING IN THE EARLY STAGES OF CONCEPTION, WE HAVE NOT COMMITTED TO THE BUILDING MATERIAL PALETTE AND ARE OPEN TO DIRECTION. OUR INITIAL THOUGHTS ARE TO INCLUDE MATERIALS THAT WOULD SHOW PERMANENCE, LONGEVITY AND CONTRIBUTE TO THE BUILDINGS DEPTH AND DETAIL: STONE, CLADDING, STUCCO, DEEP DOOR AND WINDOW PROFILES AS WELL AS VARIED ROOF PLANES AND MATERIALS.

OPEN SPACE: THE PROPOSED DESIGN PROVIDES FUNCTIONAL OPEN SPACES FOR BOTH PUBLIC AND PRIVATE USES. THE PUBLIC OPEN SPACES LOCATED BETWEEN THE RETAIL AND THE RESIDENTIAL EDGES ARE INTENDED TO BE USED AS PEDESTRIAN LINKAGES TO THE COMMUNITY. CLEARLY IDENTIFIABLE MARKERS THROUGH PORTALS OR ARCADES WILL BE PROVIDED TO SERVE AS INVITATIONS FOR PUBLIC USE. THE SPACES WILL PROVIDE SEATING AREAS AND OUTDOOR FURNITURE TO FURTHER ELEVATE THE EXPERIENCE. THE SAME WILL BE DONE FOR THE SHARED SPACES AT THE "REDEFINED" MEREDITH STREET ACCESS. THE SCALE OF THIS ENTRANCE TO THE PROJECT WILL BE DESIGNED TO EVOKE A "WALK-UP" TYPE LIVING. THE UPPER LEVEL SHARED OPEN SPACES ARE INTENDED TO BE DISTINCT FROM EACH OTHER BY THEIR AMENITIES AND ORIENTATION. THE SMALLER ONE IS ORIENTED MORE TOWARDS THE RETAIL AREA, LINKING IT TO A MORE "URBAN" AESTHETIC AND THE OTHER IS MORE SERENE WITH ITS GARDENS AND POOL.

LANDSCAPE: THE COURTYARDS WILL BE DESIGNED TO ACCOMMODATE MATURE TREES TO PROVIDE SHADE AND SCALE. THE PLANT PALETTE WILL BE SPECIES THAT THRIVE IN PASADENA'S SPECIFIC CLIMATE REGION. PLANTERS WILL NOT BE USED AS "FILLER" IN THE DESIGN, THEY WILL BE INTEGRAL TO THE DESIGN AS IT DEFINES BOTH THE ARCHITECTURE AND SPACE.

SOLAR ORIENTATION: THE PROPOSED BUILDING DESIGN ORIENTATION IS ORIENTED IN THE NORTH / SOUTH AXIS, WITH THE BUILDING BASE ON THE SOUTH SIDE, PARALLEL TO EAST WALNUT STREET AND PROVIDING ADEQUATE SOUTHERN SHADE TO THE OPEN COURTYARD. THE PROPOSED BUILDING DESIGN DISTANCES AND MODULATES ITS MASS TO BE RESPECTFUL OF THE NEIGHBORS AND NOT INTRUDE ON THEIR SOLAR EXPOSURE AND PRIVACY.

TOPOGRAPHY: THE EXISTING SITE IS RELATIVELY FLAT, WITH A VERTICAL GRADE DIFFERENTIAL OF THREE FEET MEASURED FROM THE CORNER OF NORTH ALLEN AVENUE AND EAST WALNUT STREET TO THE NORTHEAST CORNER OF THE SITE. THE SITE REMAINS RELATIVELY FLAT ALONG WALNUT STREET TO MEREDITH AVENUE. THE NORTHERN PART OF MEREDITH IS ELEVATED ONE FOOT SIX INCHES FROM THE INTERSECTION.



ENTRY STOOP



ENTRY STOOP

2. IF THE PROPOSED BUILDING IS IMMEDIATELY ADJACENT TO A LOWER-DENSITY ZONE, WHAT MEASURES HAVE BEEN EMPLOYED TO ENSURE THAT THE PROPOSED BUILDING IS APPROPRIATE TO AND NOT A VISUAL NUISANCE TO EXISTING, SMALLER SCALE BUILDINGS IN THE LOWER-DENSITY ZONE?

THE PROJECT SITE IS BORDERED BY RM-16 ZONED PROPERTIES ON THE NORTH THAT MAY BE AFFECTED BY THE NEIGHBORHOODS CHANGING LANDSCAPE. WE HAVE ATTEMPTED TO PRESERVE THEIR SITE / VIEW AND LIGHT PLANES IN OUR DESIGN. THE PROPOSED BUILDING DESIGN IS PURPOSELY MODULATED INTO SMALLER SCALE VOLUMES TO REFLECT THE ADJACENT EXISTING CONTEXT. THE ARCHITECTURAL DETAILS / ELEMENTS, THE ARTICULATED BUILDING BASE, THE STOOP ENTRY, THE CANOPY AT THE RESIDENTIAL ENTRY, THE COURTYARD / BUILDING BREAKS AND RETAIL STOREFRONTS REFLECT THE SCALE OF THE STREET.

3. WHAT STYLE HAS BEEN CHOSEN FOR THE PROPOSED BUILDING AND WHY?

IN LOOKING AT THE CURRENT CONTEXT AND THE BUILDING USES, WE FELT THAT THE SITE HAS A "CONTEXT IN TRANSITION", WITH AN ABUNDANCE OF AUTO REPAIR, COLLISION, LUBRICATION, MUFFLER AND PARTS SERVICE / SUPPLIERS AS WELL AS PLENTY OF VACANT RETAIL SPACES ALONG EAST WALNUT. THE PROPOSED BUILDING DESIGN, IN ITS GENERAL INTENT, TAKES ITS DETAILING AND ARTICULATION CUES FROM THE "CONTEMPORARY PLURALISM" FORMS. WE DECIDED ON THIS DIRECTION BECAUSE WE FELT THAT IT IS IMPORTANT FOR THIS PROJECT TO BE MORE PROGRESSIVE IN ITS APPROACH, UTILIZING MODERN MATERIALS AND EXPRESSIONS, WITH AN EMPHASIS ON THE BUILDINGS CONNECTION TO THE GROUND, THE PEDESTRIAN PUBLIC / PRIVATE INTERSECTION AND THE REVITALIZATION OF THE URBAN LANDSCAPE.



CORNER ARTICULATION

4. WHAT IS THE DESIGN CONCEPT OR ARCHITECTURAL LOGIC OF THE DESIGN PRESENTED?

THE DESIGN INTENT IS TO DEVELOP A MIXED-USE, TRANSIT-ORIENTED COMMUNITY THAT FITS IN THE EXISTING DIVERSE COMMUNITY AND SERVES AS A MODEL FOR THE CHANGE THAT IS TO COME. THE CONCEPT IS TO DESIGN A PROJECT THAT HAS A STRONG UNIFYING CORNER ELEMENT / BASE THAT STRADDLES THE TWO FACES OF THE BLOCK - THE FASTER, MORE "RETAIL" ACTIVE NORTH ALLEN AVENUE THAT LINKS TO THE ALLEN STATION, AND THE MORE "RESIDENTIAL SCALED" EAST WALNUT STREET. THIS WILL ENCOURAGE PEDESTRIAN CONNECTIVITY WITH THE COMMUNITY AND TO THE CONNECTING STREETS. ANOTHER CRITICAL COMPONENT OF THE DESIGN WAS TO CREATE A "WALKABLE" AND EFFICIENT PROJECT.

IT IS IMPORTANT IN THE DESIGN TO EMPHASIZE THE DESIRED PEDESTRIAN LINKAGE BETWEEN THE ALLEN STREET METRO STATION AND THE NEIGHBORHOOD AS WELL AS DOWN TO THE PASADENA CITY COLLEGE AND HOW THIS COMMUNITY CAN CONTRIBUTE TO THE SUCCESS OF THIS PATTERN ALONG THESE TWO STREETS. THE DESIGN PROVIDES AN ACTIVE "PEDESTRIAN LEVEL" ALONG NORTH ALLEN AVE. AND A TRANSITION THROUGH COURTYARDS CREATED BETWEEN THE BUILDINGS. THESE COURTYARDS SERVE AS SECURE INVITING PASSAGES AS WELL AS ACTIVE SPACES. THE CORNER RETAIL CREATES A STRONG ANCHOR AT THE CORNER DUE TO ITS TRANSPARENT BASE AND WELL-SCALED ARCADES AND PATIOS.

THE BUILDING BEGINS TO TAKE ON A DIFFERENT SCALE AND CHARACTER AS IT PROGRESSES ALONG EAST WALNUT STREET. HERE WE GESTURE MORE TOWARD THE SMALLER SCALE BUILDINGS AND NARROWER STREET DIMENSIONS. WE INTRODUCE THE RESIDENTIAL PROGRAM AT THE STREET LEVEL, WITH ITS ELEVATED ENTRY STOOPS AND CANOPIES TO ACTIVATE THE COMMUNITY AND HUMANIZE THE PEDESTRIAN LEVEL. WE ALSO REDUCE THE IMPACT OF CONTINUING THE VACANT STRETCH OF EXISTING RETAIL ALONG EAST WALNUT. THE GROUND LEVEL WILL BE LAYERED WITH LANDSCAPING, STRUCTURE / STOOPS AND DETAILED GUARDRAILS FOR PRIVACY. THESE STOOPS, TOGETHER WITH THE BUILDING BREAKS, ACCENTUATED BY COURTYARDS, BEGIN TO ENRICH THE STREET LEVEL.

THE RICHNESS OF THE GROUND LEVEL COMPLIMENTS THE MODULATION, MATERIAL PALETTE AND DETAILING OF THE CONCEPTUAL ELEVATION DIRECTION. THE ELEVATION, WITH ITS FRAGMENTED PLANES, GEOMETRIC FORMS AND ABSTRACT GLAZED OPENINGS AND DECK PATTERNS SIGNIFIES A NEW DIRECTION IN THE COMMUNITY. THE BUILDING'S VARIED ROOF LINE WAS DESIGNED TO REINFORCE THE CONTEMPORARY DESIGN AND SERVE A UTILITARIAN PURPOSE. BY MODULATING THE PROPORTIONS, WE ARE ABLE TO MANIPULATE THE PROFILE OF THE BUILDING AND PROVIDE VISUAL INTEREST AND UNIFORMITY WITHIN THE VARIED BUILDING PLANES. THE FLAT ROOFS AND PARAPETS ALSO ALLOW US TO INSTALL THE ROOF EQUIPMENT AWAY FROM THE PEDESTRIAN VIEW AND SHIELD IT VISUALLY FROM THE STREET AND ADJACENT NEIGHBORS.



PEDESTRIAN LINKAGE



PARKING ENTRY AND SIGNAGE

PROJECT
WITH EEC MALCOLM ARCHITECTS, LLP

5. WHAT MATERIALS AND FINISHES ARE PROPOSED AND HOW WILL THEY BE EMPLOYED TO EXPRESS THE PERFORMANCE OF THE BUILDING AND TO REINFORCE THE DESIGN CONCEPT?

BEING IN THE CONCEPTUAL STAGE, SPECIFIC MATERIALS HAVE BEEN CONSIDERED BUT NOT FINALIZED. THE INTENTION IS TO UTILIZE REAL / DURABLE MATERIALS WITH LASTING QUALITY. WE ALSO INTEND TO USE A VARIETY OF MATERIALS THAT WOULD COMPLIMENT THE ARCHITECTURE. INITIALLY, THE CONCEPTUAL ELEVATIONS SHOW STONE, A VARIETY OF HORIZONTAL SIDING PROFILES, STOREFRONT, METAL CANOPIES, METAL RAILING AND EXPANSIVE USE OF GLASS.

6. WHAT MAKES THE PROPOSED BUILDING PARTICULAR TO PASADENA? HOW DOES IT CONTRIBUTE AND RESPOND TO PASADENA'S ARCHITECTURAL LEGACY AND CLIMATE?

THIS PROPOSED CONCEPTUAL BUILDING IS "PARTICULAR TO PASADENA" BECAUSE EMBRACES THE PRINCIPLES STATED IN THE CITY'S DESIGN PRINCIPLES AND RECOMMENDATIONS ON THE GENERAL PLAN UPDATE. IT CONTRIBUTES TO AN IDENTIFIABLE AND COHERENT CITY FORM EMPLOYING CREATIVE ARCHITECTURAL SOLUTIONS, TO PRESERVE PASADENA'S CHARACTER AND SCALE. IT IS A PEDESTRIAN FRIENDLY, TRANSIT-ORIENTED, MIXED-USE CONCEPT THAT DEFINES AN EXISTING CONTEXT RIFE FOR NEW ACTIVITY AND REDEVELOPMENT. THE BUILDING DESIGN ALSO ATTEMPTS TO ADDRESS STREET ISSUES WITH REGARDS TO SCALE, SITE ISSUES WITH RESPECT TO CONTEXT, AND BUILDING ISSUES WITH RESPECT TO SCALE, MASSING, PROPORTIONS, DETAIL AND IMPACT TO NEIGHBORS.

IN TERMS OF ARCHITECTURAL LEGACY AND CLIMATE, THIS CONCEPT EMULATES MANY OF THE SUCCESSFUL QUALITIES OF BUILDINGS AND SPACES IN THE CITY, BOTH NEW AND OLD. TO CREATE SPACES THAT ARE BOTH FAMILIAR AND NEW, THE DETAILING AND QUALITY OF OPEN SPACE FOUND AT GRANADA COURT, THE URBAN RELATIONSHIP AND ARCHITECTURAL MASSING OF DEL MAR STATION OR LAKE @WALNUT, AND THE OVERALL SPATIAL DESIGN QUALITY OF DALTON ON ARROYO.

AS NOTED ON THE ELEVATIONS, THE HIGH-QUALITY BUILDING MATERIALS CONSIST OF ENERGY EFFICIENT, "SARNAFIL" BUILT-UP ROOFING, TEXTURED AND SMOOTH CEMENT PLASTER, "TREX" & TUBE STEEL RAILING, VINYL WINDOWS, WOOD DECK AND TRELIS DETAILING AND STONE VENEER AT ACCENT AREAS. BALCONIES IN STRATEGIC LOCATIONS HAVE ALSO BEEN INCORPORATED INTO THE DESIGN TO ENCOURAGE RESIDENTS TO SPEND TIME OUTDOORS AND TO ADD ARCHITECTURAL DETAIL ENHANCEMENTS AS WELL. THESE BUILDINGS HAVE BEEN DESIGNED TO BE VIEWED FROM ALL FOUR SIDES.



RETAIL / RESIDENTIAL TRANSITION



SIDEWALK BUILDING TRANSITION

7. IF THE PROPOSED BUILDING IS ADJACENT TO A DESIGNATED OR ELIGIBLE HISTORIC RESOURCE, WHAT MEASURES HAVE BEEN EMPLOYED TO INSURE THAT THE PROPOSED BUILDING RESPONDS TO OR ENHANCES THE HISTORIC RESOURCE?

THE PROPOSED BUILDING IS NOT ADJACENT TO A DESIGNATED OR ELIGIBLE HISTORIC RESOURCE. AS STATED EARLIER IN SECTION 3, THE UNFORTUNATE BUT BENEFICIAL ASPECT OF THIS PROJECT SITE IS THAT IT IS LOCATED IN AN AREA IN TRANSITION.

8. WHAT GREEN BUILDING ENVIRONMENTAL CONTROL MEASURES, INCLUDING STRATEGIES AND/OR SYSTEMS, DOES THE BUILDING INCORPORATE INTO ITS DESIGN?

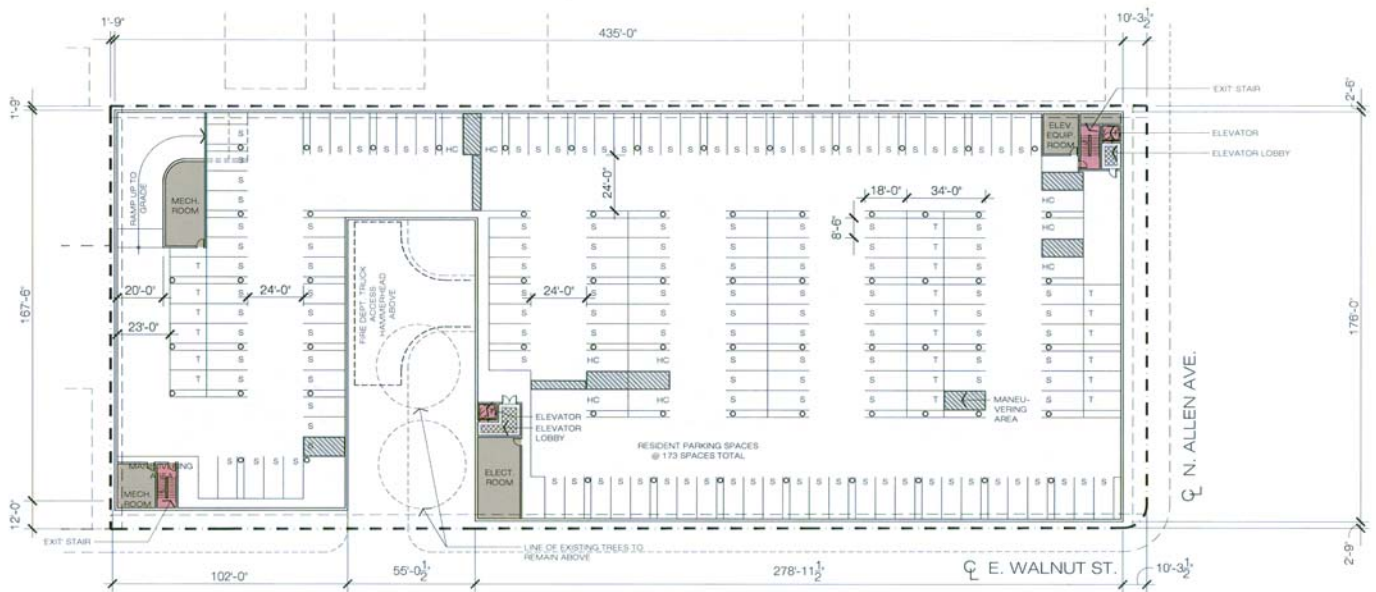
MORE SPECIFIC GREEN BUILDING MEASURES WILL BE INCORPORATED IN SUBSEQUENT PHASES OF DEVELOPMENT, BUT THE BASIC BUILDING DESIGN INCORPORATES ELEMENTS THAT CAN CONTRIBUTE THE COMFORT AND EFFICIENCY OF THE PROJECT. THE PROJECTED WILL BE CONSTRUCTED WITH INSULATED WALLS WITH RECESSED DUAL-GLAZED WINDOWS, CANOPIES AND LARGE OVERHANGS IN THE SOUTHERN EXPOSURE OF THE BUILDING, EFFICIENT HEATING AND COOLING SYSTEMS, AND ENERGY EFFICIENT, "SARNAFIL" BUILT-UP ROOFING. ALSO CONSIDERED ARE SOLAR PANELS FOR ALTERNATE ENERGY SOURCES AND A WATER SAVING SYSTEM WILL ALSO BE CONSIDERED TO PROVIDE AN EFFICIENT LANDSCAPE WATERING SYSTEM AS WELL AS THE SELECTION OF DROUGHT TOLERANT PLANT SPECIES.

ARCHITECT / DEVELOPER
A/MCAL EQUITIES LLC

ALLEN & WALNUT T.O.D. - PASADENA CA

DESIGN NARRATIVE

JOB NO: 82068 200
DATE: December 14, 2012
REVISED: December 18, 2012



PARKING REQUIRED (PER PMU 17.50.340 D.3 a)	
1.0 space per unit under 650 sf	
39 units x 1.0 space	= 39 spaces
1.5 spaces per unit over 650 sf	
89 units x 1.5 spaces	= 134 spaces
TOTAL RESIDENTIAL PARKING REQUIRED	= 173 spaces

SUBTERRANEAN PARKING PROVIDED (RESIDENTIAL)	
STANDARD	= 143 spaces
TANDEM	= 21 spaces
ACCESSIBLE	= 9 spaces
TOTAL RESIDENTIAL PARKING PROVIDED	= 173 spaces

ARCHITECT
WITHEE MALCOLM ARCHITECTS, LLP

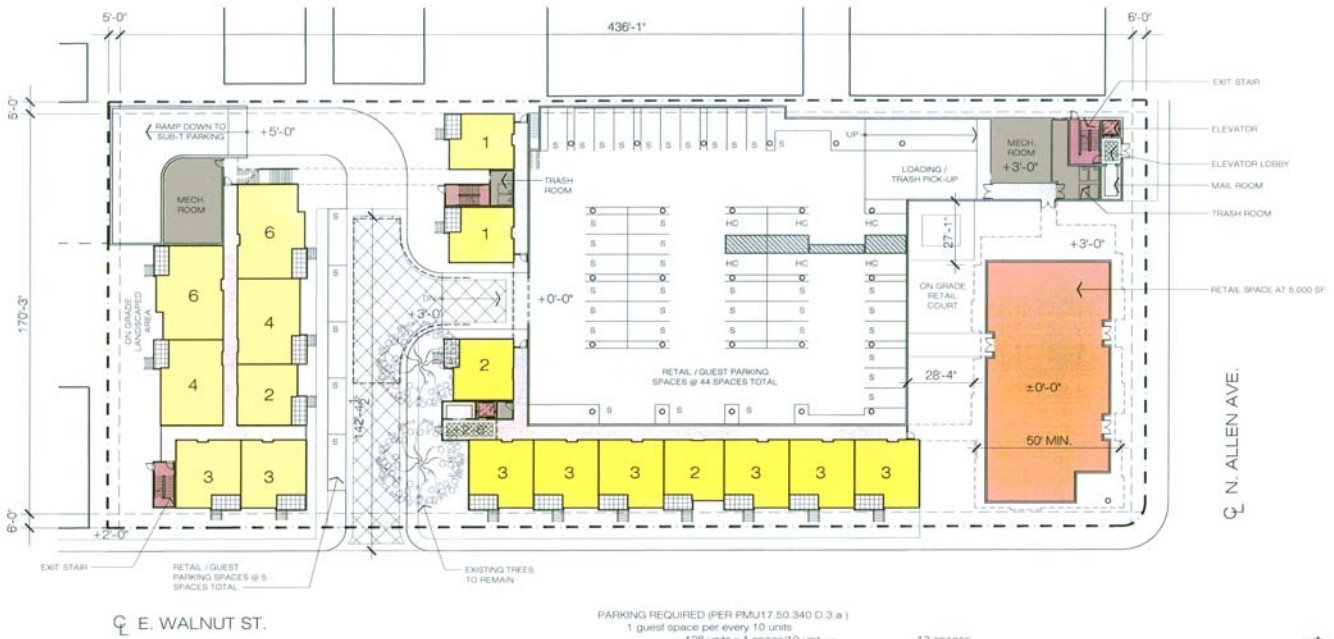
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SUBTERRANEAN PARKING PLAN



DATE PREPARED: 08/14/13
DATE: December 14, 2012
REVISION: December 18, 2012



PARKING REQUIRED (PER PMU 17.50.340 D 3 a)		
1 guest space per every 10 units	-	13 spaces
128 units x 1 space/10 unit	-	13 spaces
3 spaces per 1,000 sf	-	6 spaces
2,000 sf x 3 / 1,000 sf	-	6 spaces
10 spaces per 1,000 sf	-	30 spaces
3,000 sf x 10 / 1,000 sf	-	30 spaces
TOTAL GUEST/RETAIL PARKING REQUIRED	=	49 spaces
GUEST/RETAIL PARKING PROVIDED	=	43 spaces
STANDARD	=	6 spaces
ACCESSIBLE	=	6 spaces
TOTAL GUEST/RETAIL PARKING PROVIDED	=	49 spaces

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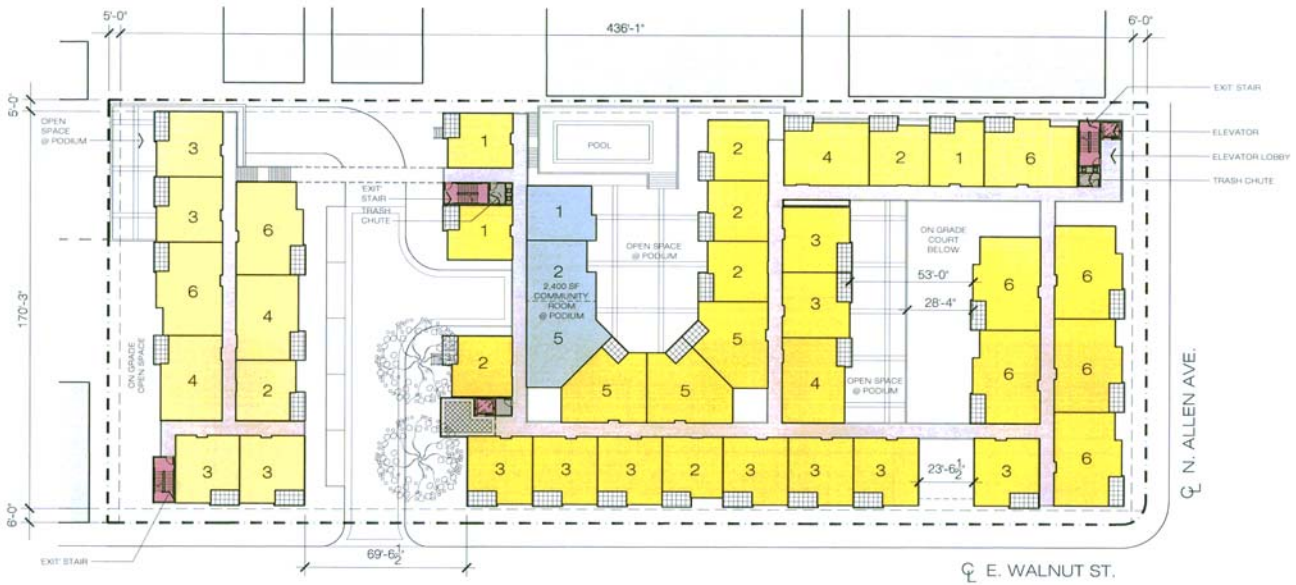
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GRADE LEVEL PLAN



JOB NO. 2006-200
DATE: December 14, 2012
REVISED: December 14, 2012



LOT 1 - WEST PARCEL
 CURRENT ZONING:
 MAX. DENSITY:
 PROVIDED UNIT:
 UNIT 2 - 1 BR
 UNIT 3 - 1 BR
 UNIT 4 - 2 BR
 UNIT 6 - 2 BR
 TOTAL UNITS PROVIDED

0.44 acres
 CG-1 TOD OVERLAY
 48.0 DU/acre + 20% DENSITY BONUS
 3 UNITS
 10 UNITS
 6 UNITS
 6 UNITS
 25 UNITS

LOT 2 - EAST PARCEL
 CURRENT ZONING:
 MAX. DENSITY:
 PROVIDED UNIT:
 UNIT 1 - STUDIO
 UNIT 2 - 1 BR
 UNIT 3 - 1 BR
 UNIT 4 - 2 BR
 UNIT 5 - 2 BR
 UNIT 6 - 2 BR
 TOTAL UNITS PROVIDED:

1.42 acres
 ECDSP-CG-3 - (GOLD LINE - RM-32)
 60.0 DU/acre + 20% DENSITY BONUS
 13 UNITS
 22 UNITS
 29 UNITS
 6 UNITS
 11 UNITS
 22 UNITS
 103 UNITS

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APPLICANT / DEVELOPER
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SECOND LEVEL FLOOR PLAN



JOB NO.
 DATE
 PREPARED
 DRAWN BY
 DATE
 December 14, 2012
 December 18, 2012



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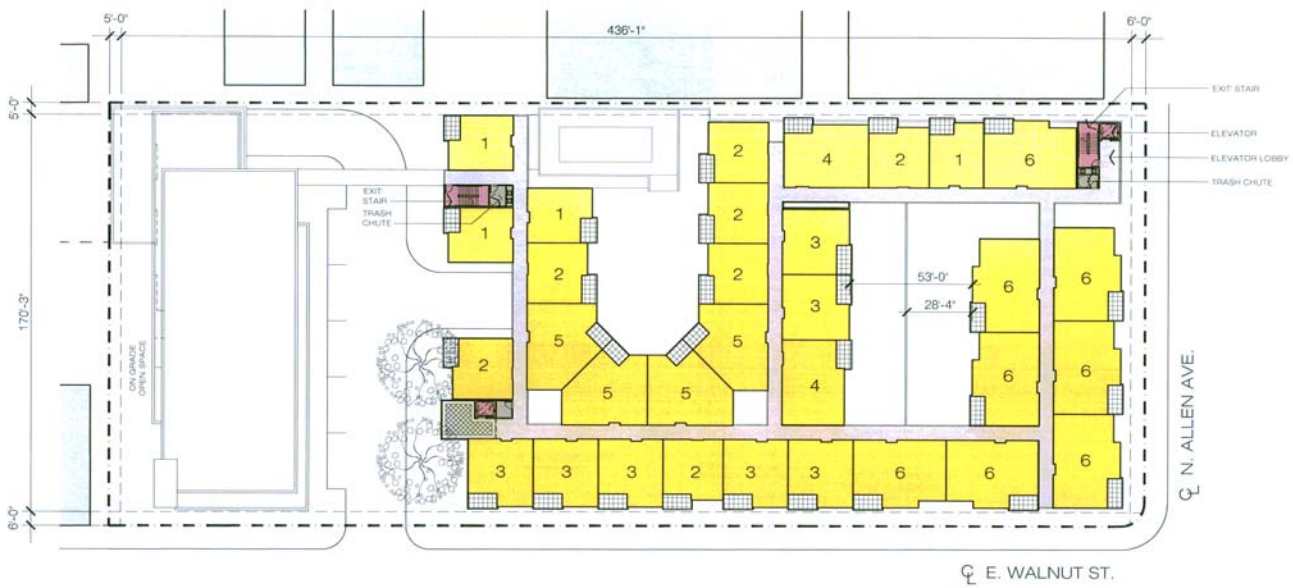
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THIRD LEVEL FLOOR PLAN



JOB NO.
DATE
PROPOSED

ROOM NO.
DATE
REVISION



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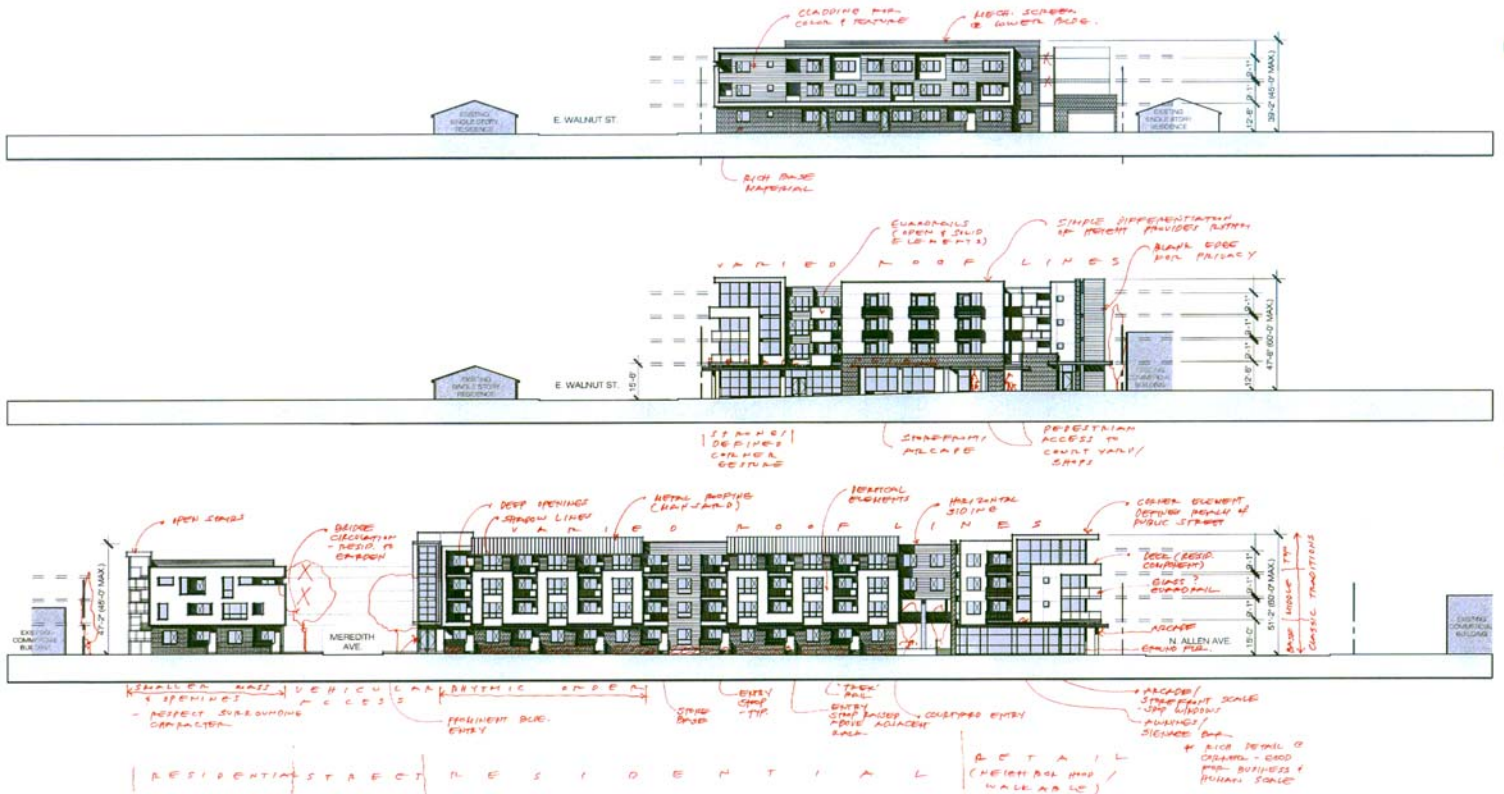
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FOURTH LEVEL FLOOR PLAN



JOB NO. B006A.001
DATE: December 14, 2012
DRAWN: December 19, 2012



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BUILDING ELEVATIONS

DATE: December 14, 2012
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 20'-0"



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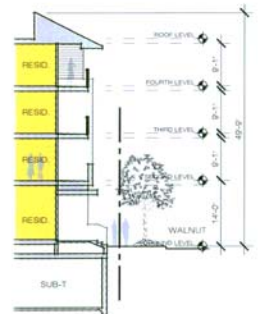
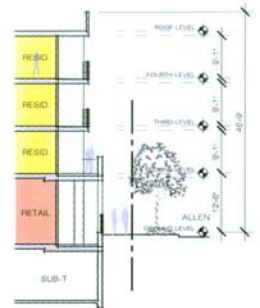
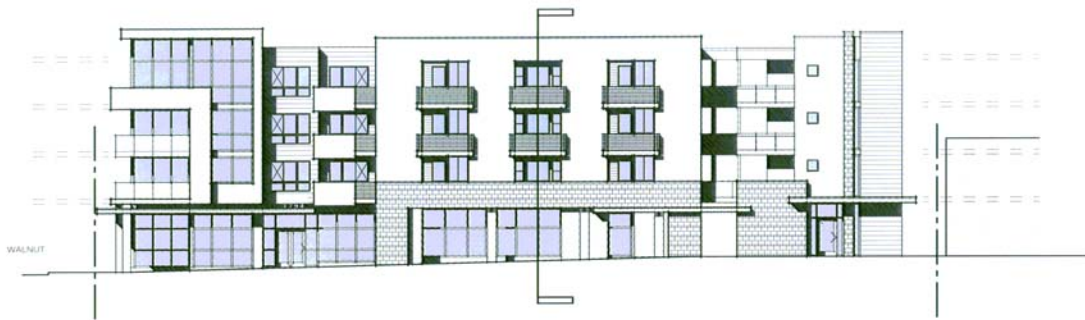
BUILDING ELEVATIONS

SCALE: 1" = 20'-0"



JOB NO.
DATE
REVISED

ROOM NO.
DATE
REVISION



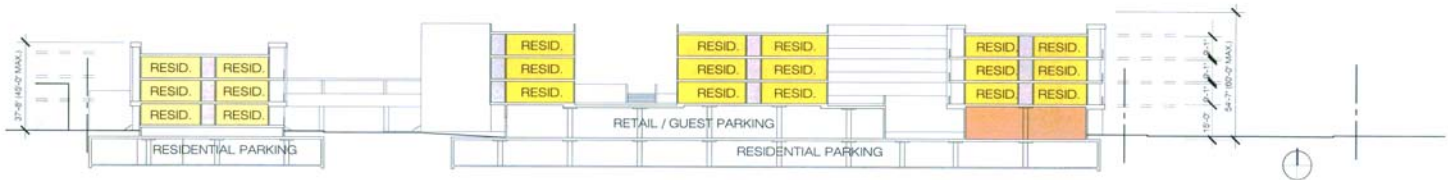
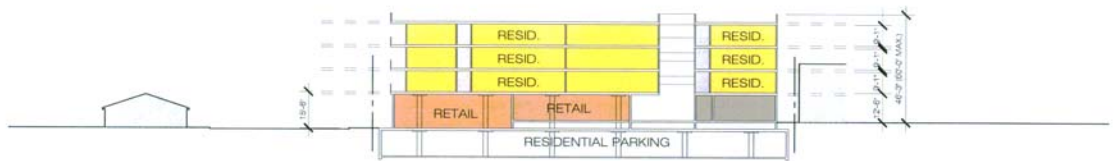
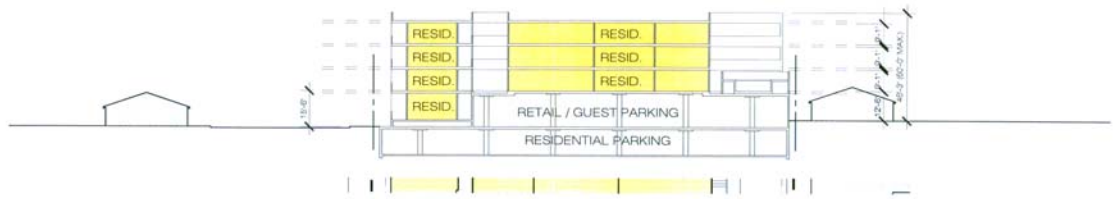
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ENLARGED BUILDING ELEVATIONS / SECTIONS

Scale: 1" = 16'-0"
 JOB NO. DATE PRINTED: E0066-200 December 14, 2012
 December 19, 2012



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BUILDING SECTIONS

SCALE: 1" = 20'-0"

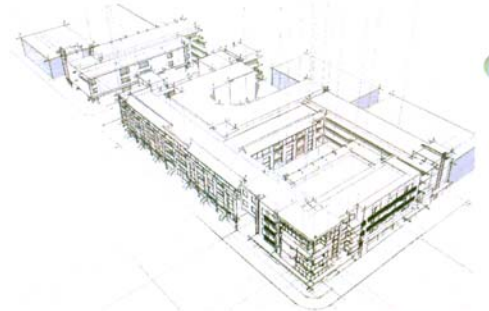
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DATE: December 14, 2012



VIEW WEST ALONG ALLEN



VIEW NORTHWEST FROM ALLEN AND WALNUT INTERSECTION



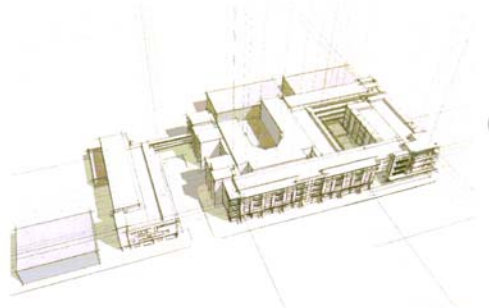
AERIAL VIEW



VIEW NORTH ALONG WALNUT



VIEW NORTH ALONG WALNUT NEAR ALLEN INTERSECTION



AERIAL VIEW

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MASSING STUDIES

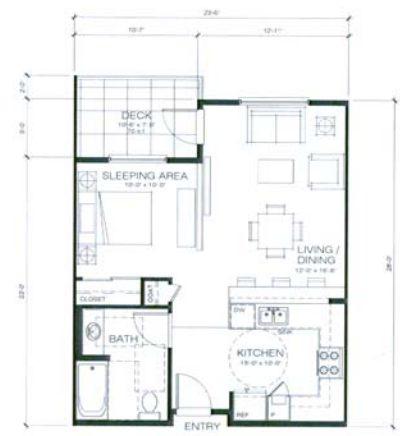
JOB NO: 82068.001
DATE: December 14, 2012
PRINTED: December 18, 2012



UNIT 3
 1 BEDROOM + 1 BATH
 GROSS UNIT SF = 740 S.F.
 LIVABLE UNIT SF = 590 S.F.
 DECK AREA = 90 S.F.



UNIT 2
 1 BEDROOM + 1 BATH
 GROSS UNIT SF = 645 S.F.
 LIVABLE UNIT SF = 505 S.F.
 DECK AREA = 75 S.F.



UNIT 1
 1 BEDROOM + 1 BATH
 GROSS UNIT SF = 600 S.F.
 LIVABLE UNIT SF = 460 S.F.
 DECK AREA = 75 S.F.

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TYPICAL UNIT FLOOR PLANS



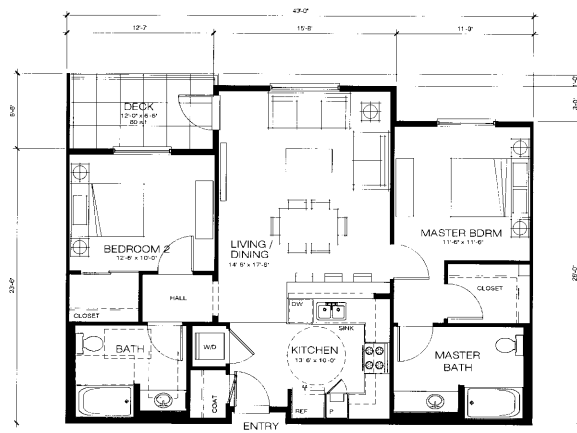
JOB NO. 2008-201
 DATE December 14, 2012
 PRINTED December 18, 2012



UNIT 5
 2 BEDROOMS - 2 BATHS
 GROSS UNIT SF - 875 S.F.
 LIVABLE UNIT SF - 719 S.F.
 DECK AREA - 85 S.F.



UNIT 4
 2 BEDROOMS - 2 BATHS
 GROSS UNIT SF - 805 S.F.
 LIVABLE UNIT SF - 659 S.F.
 DECK AREA - 70 S.F.



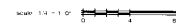
UNIT 6
 2 BEDROOM - 2 BATH
 GROSS UNIT SF - 1,036 SF
 LIVABLE UNIT SF - 965 SF
 DECK AREA - 80 SF

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TYPICAL UNIT FLOOR PLANS



JOB NO.
 DATE
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BLDG 200
 December 14, 2012
 December 19, 2012