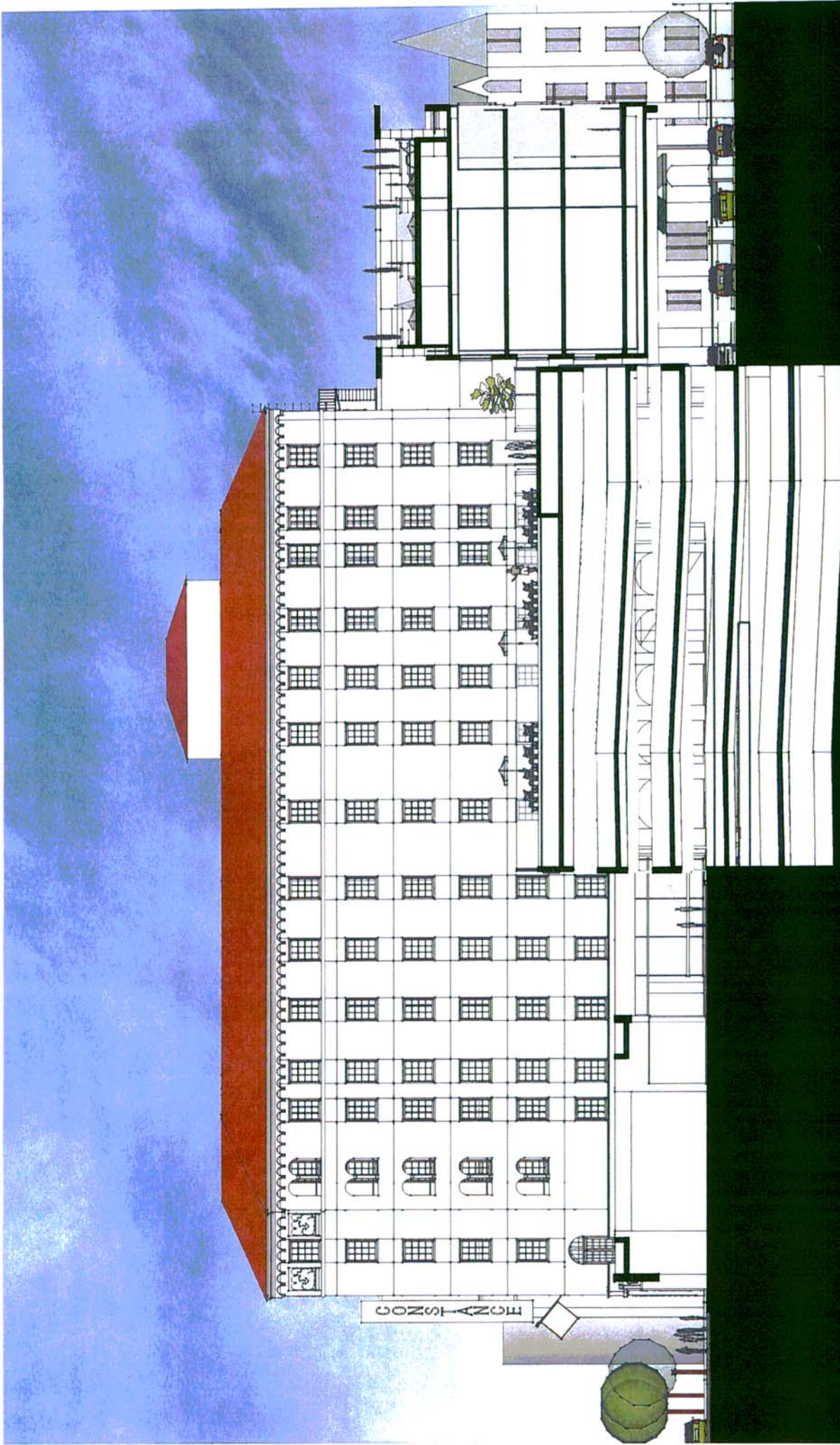
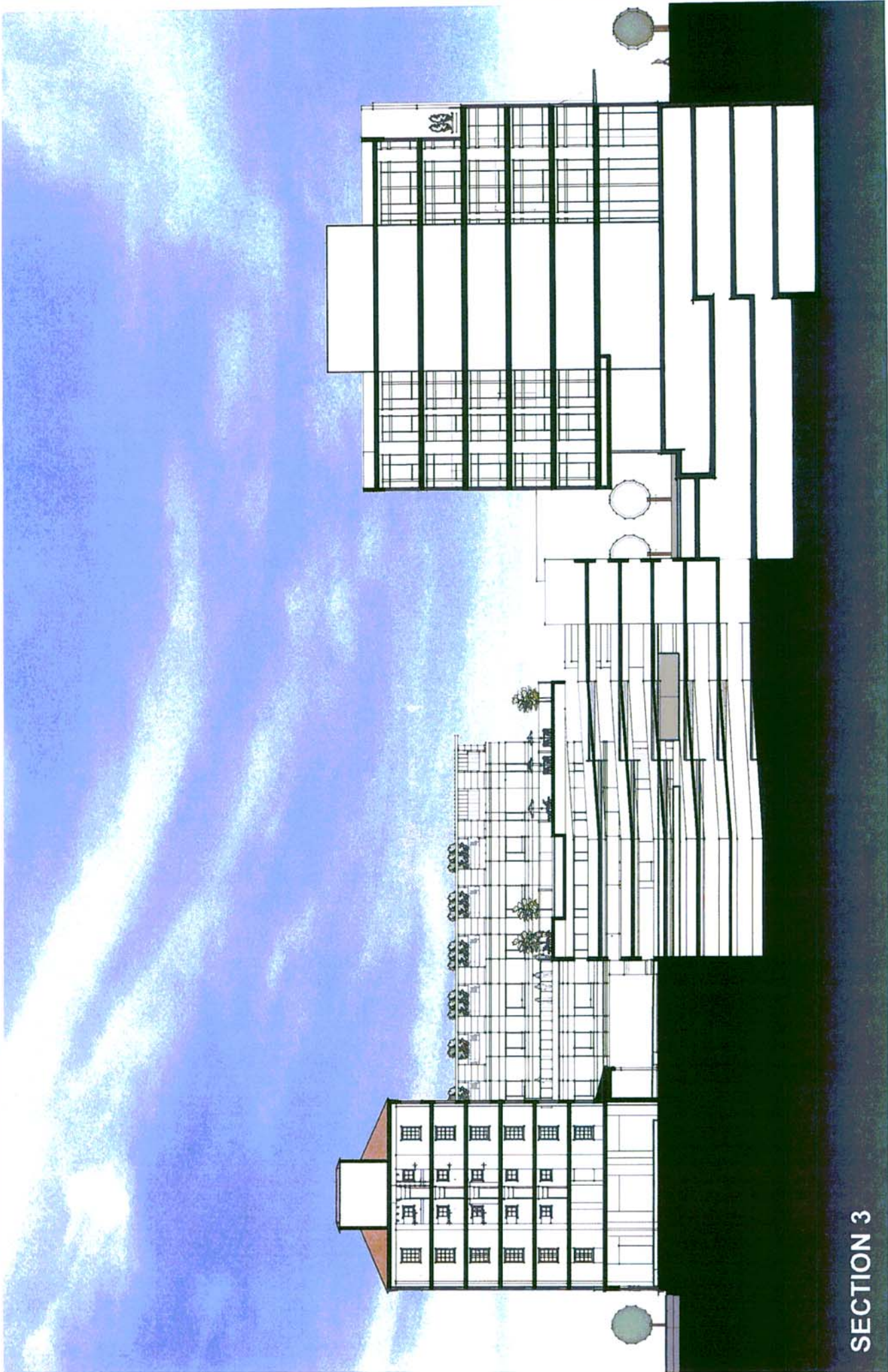


SECTION 1



SECTION 2

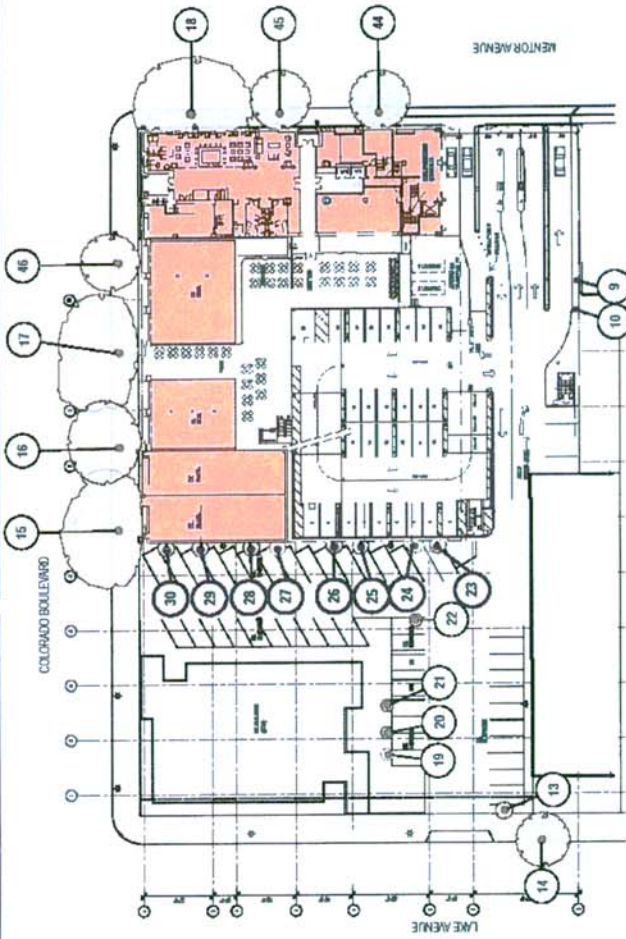


SECTION 3

# Alternative 3 - Hospitality - GROUND LEVEL FLOOR PLAN

## Landscape - Conceptual Design

### Phase 1



TR: 1/8" = 1'

TREE #	TREE NAME	STATUS
1	CAROLINA CHERRY	TBR
2	CAROLINA CHERRY	TBR
3	CAROLINA CHERRY	TBR
4	CAROLINA CHERRY	TBR
5	CAROLINA CHERRY	TBR
6	CAROLINA CHERRY	TBR
7	CAROLINA CHERRY	TBR
8	CAROLINA CHERRY	TBR
9	CRAPE MYRTLE	TBR
10	CRAPE MYRTLE	TBR
11	EUCALYPTUS	TR
12	FERN PINE	TR
13	TEXAS PRIVET	TR
14	OZONDLAND FITTOSPORIUM	TR
15	INDIAN LAUREL FIG	TR
16	INDIAN LAUREL FIG	TR
17	INDIAN LAUREL FIG	TR
18	INDIAN LAUREL FIG	TR
19	INDIAN LAUREL FIG	TR
20	CRAPE MYRTLE	TR
21	CRAPE MYRTLE	TR
22	CRAPE MYRTLE	TR
23	EUCALYPTUS	TR
24	EUCALYPTUS	TR
25	EUCALYPTUS	TR
26	EUCALYPTUS	TR
27	EUCALYPTUS	TR
28	EUCALYPTUS	TR
29	EUCALYPTUS	TR
30	EUCALYPTUS	TR
31	ITALIAN CYPRESS	TBR
32	AMERICAN SWEETGUM	TBR
33	TREE OF HEAVEN	TBR
34	WEeping FIG	TBR
35	COAST LIVE OAK	TBR
36	PECAN	TBR
37	NOT USED	-
38	POTS W/ QUEEN PALM	NEW
39	POTS W/ QUEEN PALM	NEW

TREE #	TREE NAME	STATUS
40	POTS W/ QUEEN PALM	NEW
41	POTS W/ FLOWERING SHRUBS	NEW
42	POTS W/ QUEEN PALM	NEW
43	STREET TREE	NEW
44	STREET TREE	NEW
45	STREET TREE	NEW
46	STREET TREE	NEW
47	NOT IN USE	-

October 14, 2010

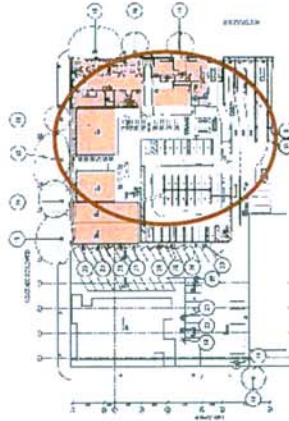
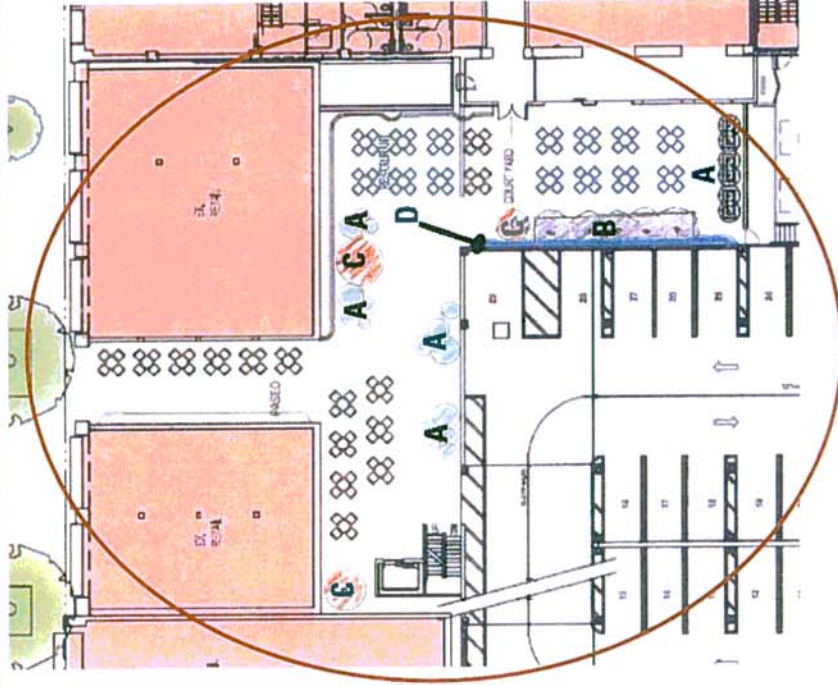
# Alternative 3 - Hospitality - GROUND LEVEL FLOOR PLAN

## Landscape - Conceptual Design

Phase 1

- A Pots w/ Shrubs
- B Japanese Maple
- C Specimen Tree
- D Green Screen

All plantings are shade tolerant



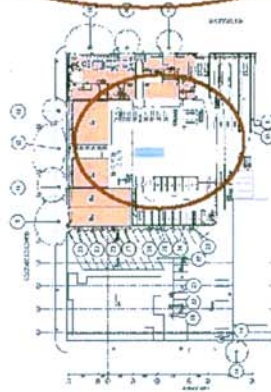
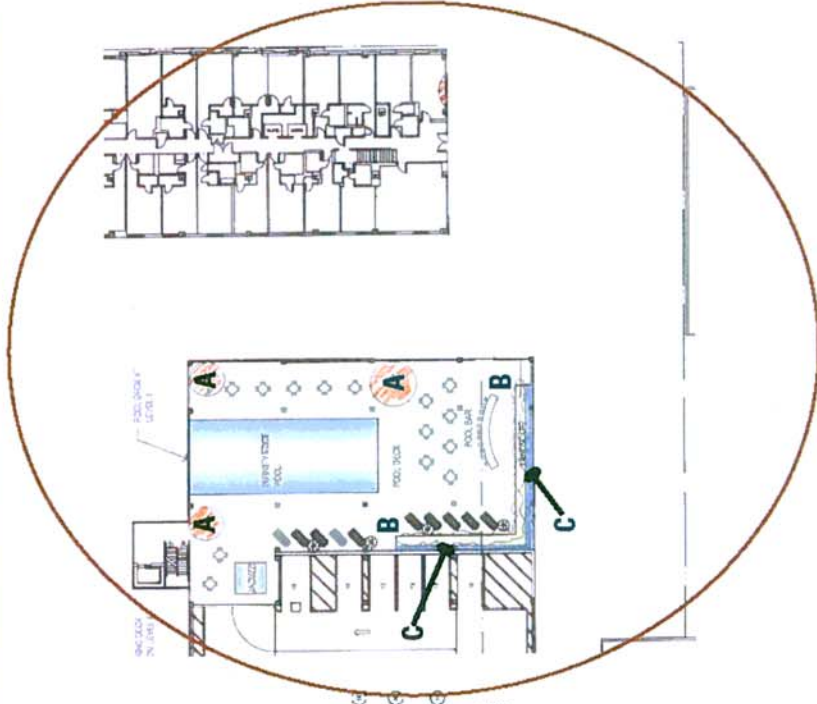
Key Plan

# Alternative 3 - Hospitality - LEVEL 4 FLOOR PLAN

## Landscaping - Conceptual Design

Phase 1

- A Specimen Tree
- B Mixture of Small Flowering Trees & Shrubs (Full Sun)
- C Green Screen

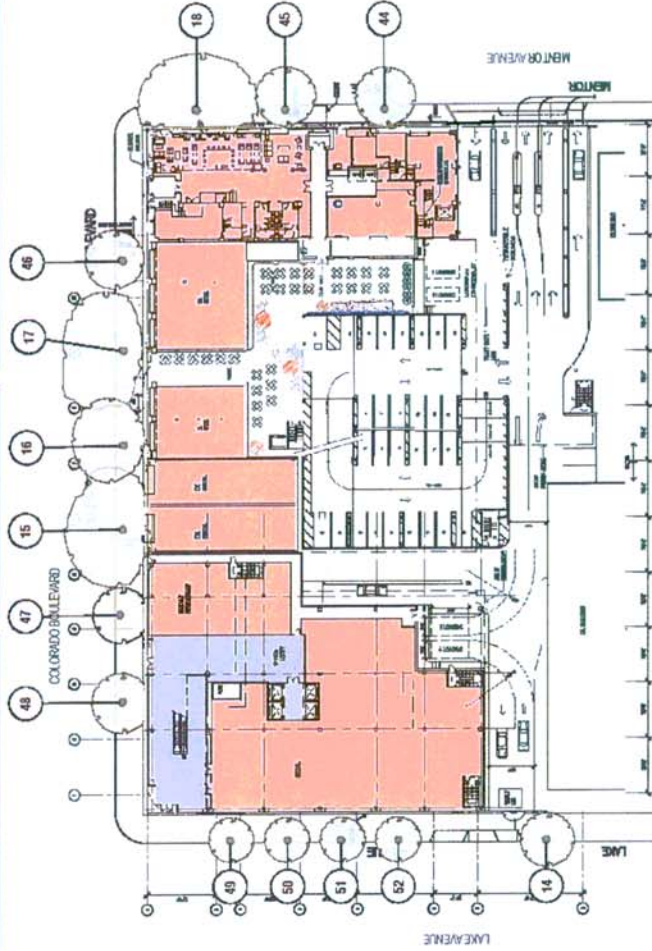


Key Plan

# Alternative 3 - Hospitality - GROUND LEVEL FLOOR PLAN

## Landscape - Conceptual Design

### Build-Out



TREE #	TREE NAME	STATUS
11	EUCALYPTUS	TR
12	FEEN PINE	TR
13	TEXAS PRINCE	TBR
14	QUEENSLAND PITTOCORUM	TR
15	INDIAN LAUREL FIG	TR
16	INDIAN LAUREL FIG	TR
17	INDIAN LAUREL FIG	TR
18	INDIAN LAUREL FIG	TR
19	CAPE MYRTLE	TBR
20	CAPE MYRTLE	TBR
21	CAPE MYRTLE	TBR
22	CAPE MYRTLE	TBR
23	EUCALYPTUS	TBR
24	EUCALYPTUS	TBR
25	EUCALYPTUS	TBR
26	EUCALYPTUS	TBR
27	EUCALYPTUS	TBR
28	EUCALYPTUS	TBR
29	EUCALYPTUS	TBR
30	EUCALYPTUS	TBR
37	151 POTS W/ FLOWERING TREES	TR
38	QUEEN PALM	TR
39	QUEEN PALM	TR
40	QUEEN PALM	TR
41	POTS W/ FLOWERING SHRUBS	TR
42	QUEEN PALM	TR
44	STREET TREE	TR
45	STREET TREE	TR
46	STREET TREE	TR
47	STREET TREE	TR
48	STREET TREE	TR
49	STREET TREE	TR
50	STREET TREE	TR
51	STREET TREE	TR
52	STREET TREE	TR
53	EUCALYPTUS	NEW
54	EUCALYPTUS	NEW
55	EUCALYPTUS	NEW

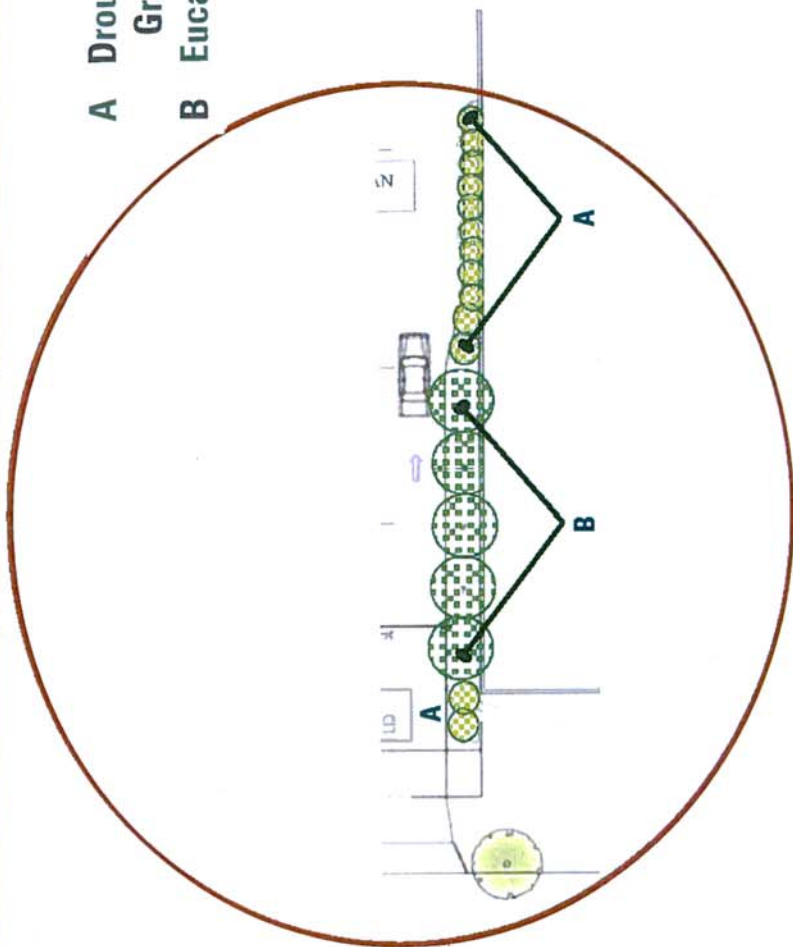
TREE #	TREE NAME	STATUS
56	EUCALYPTUS	NEW
57	EUCALYPTUS	NEW
58	EUCALYPTUS	NEW
59	EUCALYPTUS	NEW
60	EUCALYPTUS	NEW
TR	to remain	
TBR	to be removed	



# Alternative 3 - Hospitality - GROUND LEVEL FLOOR PLAN

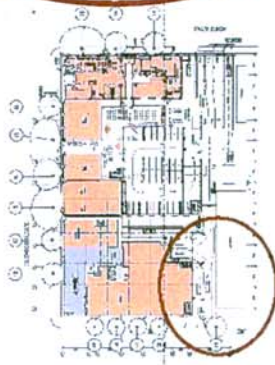
## Landscape - Conceptual Design

Build-Out



**A** Drought-Tolerant  
Grasses

**B** Eucalyptus Citriodora

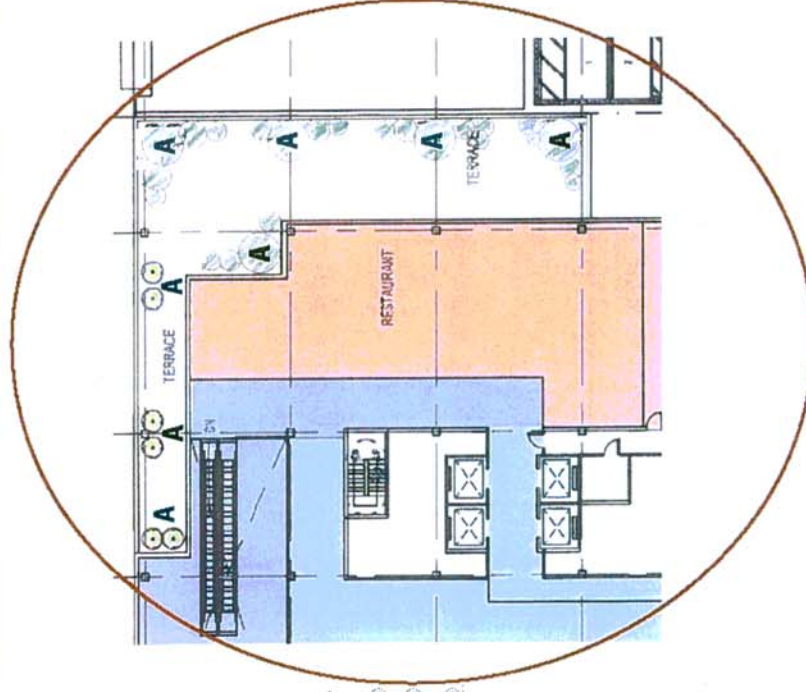


**Key Plan**

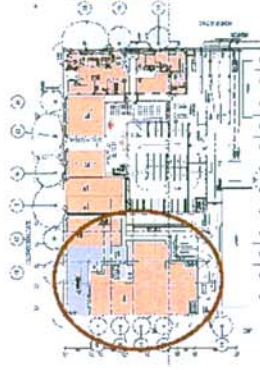
# Alternative 3 - Hospitality - LEVEL 2 FLOOR PLAN

Landscape - Conceptual Design

Build-Out



A Pots w/ Flowering  
Shrubs



Key Plan

# Alternative 3 - Hospitality - LEVEL 5 FLOOR PLAN

Landscape - Conceptual Design

Build-Out

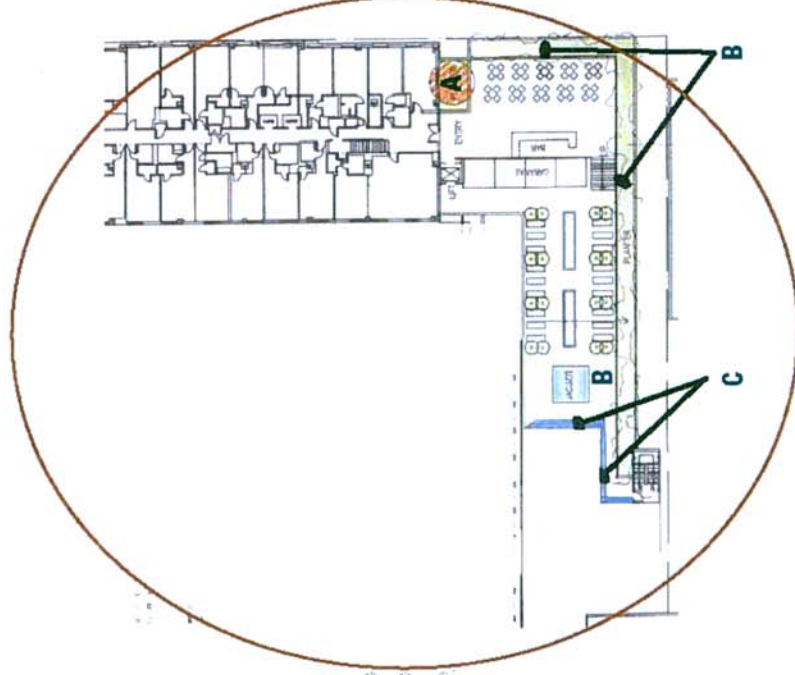


- A Pots w/ Drought-Tolerant flowering Succulents

# Alternative 3 – Hospitality - LEVEL 5 FLOOR PLAN

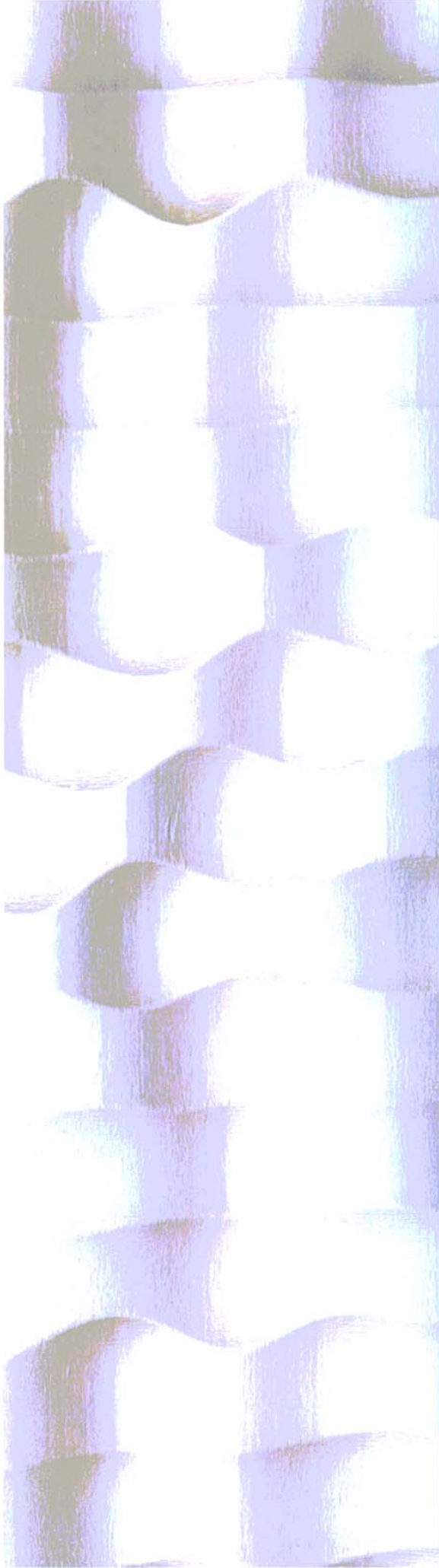
## Landscaping – Conceptual Design

- A Specimen Tree
- B Mixture of Small Flowering Trees & Shrubs (Full Sun)
- C Green Screen



Key Plan

Build-Out



# Colorado at Lake

Entitlement Hearing      October 20, 2010



RTKI

## THE DEVELOPMENT TEAM

Park Place Commercial, LP and the development team have broad-based experience in:

- Construction
- Real Estate Investment
- Property Management
- Development



## **THE PROJECT TEAM**

**Park Place Commercial, LP**

**Pacific Design Group**

**RTKL Associates, Inc.**

**Psomas**

**Cy Carlberg - Arborist**

**Richard McDonald,**

**Esq.**

**City of Pasadena**

**John Steinmeyer &**

**Team**

**Environmental Planning**

**Associates (Jim Brock)**

**Historical Resources**

**Group (Peyton Hall)**

**Raju Associates, Inc.**

**Colorado at Lake**

## THE PROJECT

### **Colorado at Lake**

is a mixed-use project at the intersection of Colorado and Lake, in the heart of Pasadena's Financial District.

Our vision is to create a vibrant, sustainable, pedestrian friendly project which includes rehabilitation of the Historic Constance Hotel & storefronts facing Colorado Blvd.



# PRESENT SITE / HISTORY



HOTEL CONSTANCE — PASADENA, CALIFORNIA

# EXISTING SITE



## FACTORS

- Vehicular Ingress and Egress at three locations
- Broken street edge on Colorado Blvd
- Currently under-parked for existing uses
- Historic Landmark Hotel

# HISTORIC CONSTANCE HOTEL

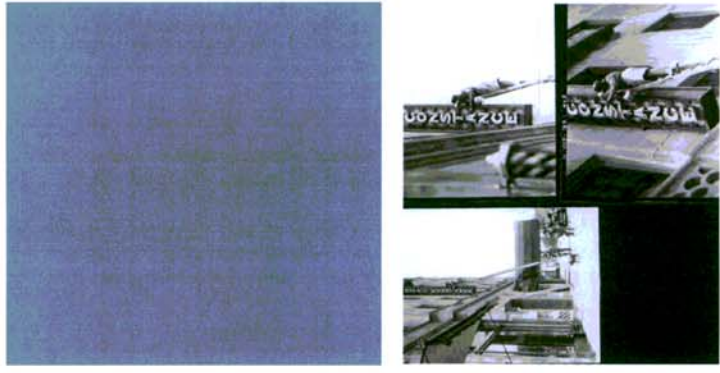
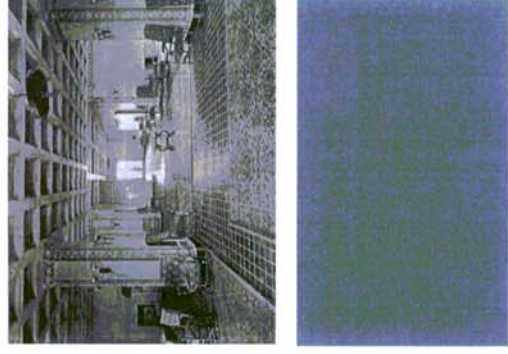


## HOTEL

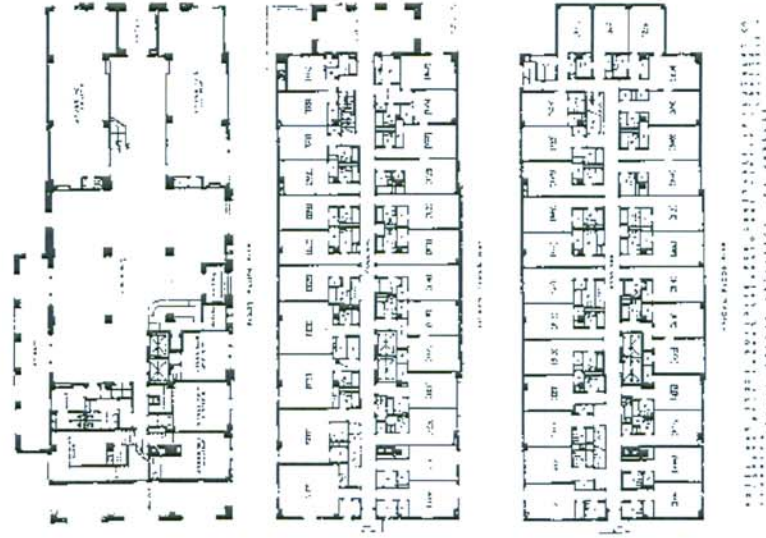
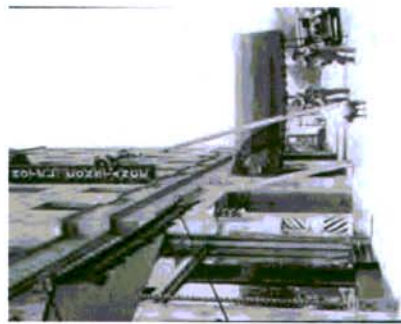
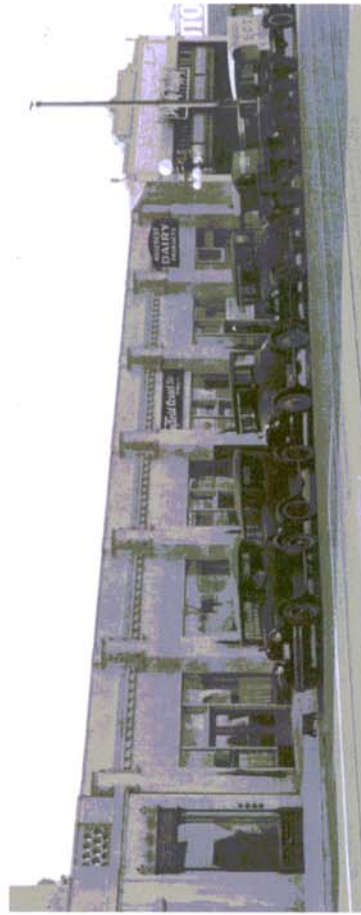
- Constructed in 1926 as part of an unrealized phased development
- Secretary of the Interior Standards
- Renovation will return 136 hotel rooms to existing building
- Courtyard Patio

# HISTORY

The Constance was constructed in 1926 in Pasadena's Golden Age of Tourism



# HISTORY



# A COLLABORATIVE PROCESS



- Project incorporates City of Pasadena input received throughout the past 2+ years
- Community Outreach
  - Pasadena Heritage
  - Playhouse District Association
  - South Lake Avenue Business District
  - Chamber of Commerce
  - Pasadena Convention Center
- District 7 residents and representatives
- Other City and neighborhood representatives

# RESULTS of COLLABORATIVE PROCESS

## Alternative 3 - Hospitality



# RESULTS of COLLABORATIVE PROCESS

## Alternative 3 - Hospitality

### *Reduced Project Size*

231,711 GSF for Alternative 3 – Hospitality

VS

252,315 GSF in Initial Project

80,938 of the existing GSF to be rehabilitated

(72,289 GSF of Constance Hotel & 8649 of ex. retail / restaurant)





# RESULTS of COLLABORATIVE PROCESS

## *Rehabilitation of Historic Storefront Facing Colorado Blvd.*

- Retain and rehabilitate original 1926 storefronts



## RESULTS of COLLABORATIVE PROCESS

### *Rehabilitation of Historic Courtyard Patio*

- Rework Phase 1 service elements such as the loading spaces to accommodate the north /south dimensions of the existing courtyard



# BENEFITS

## Renovation of an Historic Building

- Luxury boutique hotel
- Supports Pasadena as a destination
- Adds hotel rooms to support the new Convention Center

## Local Economic and Job Growth

- Attracts new businesses, jobs, and visitors to Pasadena
- Generates Public and Private Revenue (City, School District, Private Employment, etc.)
- Encourages development east of Lake Ave

## Pedestrian Friendly

- Provides a variety of building heights
- Provides street edges that can be penetrated (including a new paseo)
- Improves Streetscape

## Sustainability

- Complies with the City's Green Building Ordinance
- Provides a LEED project (Silver anticipated) for each phase

# BENEFITS

## Local Economic and Job Growth



- The construction of the Project is expected to create approx. 630 construction jobs
- Approx. 750 new jobs created when the Project is completed and in full operation with a payroll of nearly \$32 million
- Indirect and induced employment impacts of the Project in Los Angeles County outside of the Project are estimated at over 520 additional jobs and a payroll of nearly \$24 million

# BENEFITS

## Location Specific



- The Project will increase available convention rooms in Pasadena & offers corporations and individuals a boutique hotel option at the 3 to 3.5 star level
- Will create an attractive 'anchor' and catalyst for other business growth in the area

# BENEFITS

## Hotel



- The Project will renovate and revitalize an historic property incorporating significant historic design elements
- Pasadena is currently lacking a signature boutique hotel
- Estimated time to market is less than for a new hotel building

# Alternative 3 - Hospitality





# OBJECTIVES



- Renovate and preserve the ex. historic landmark to Secretary of the Interior standards by returning the Constance Hotel to its original use
- Develop an underutilized site that will attract and retain business while promoting local job growth east of Lake Avenue
- Provide a compatible mixture of commercial and service uses at the site
- Support the existing major office corridor on S. Lake Avenue and reinforce the importance of N. Lake Avenue and Colorado Blvd. as a key employment node by providing a commercial development housing a Class A office building

# OBJECTIVES



- Improve the streetscape and create active sidewalks along Lake Avenue, Colorado Blvd, and Mentor Ave by providing pedestrian-oriented ground floor uses, linkages to newly created paseo and street-wall connectivity w/ pedestrian friendly character

- Provide a hotel land use on the site that will bring visitors to the area to support nearby amenities such as the neighborhood playhouse, art and entertainment and commercial district

# OBJECTIVES

- Create mobility options for residents, employees and visitors (bikes, transit, walking) by developing a Class A office building in a Transit Oriented District (TOD)
- Provide the minimal amount of required parking stalls utilizing ULI 'Shared Parking' strategy for mixed-use developments
- Optimize use of the existing transit infrastructure by encouraging the 'park once' strategy



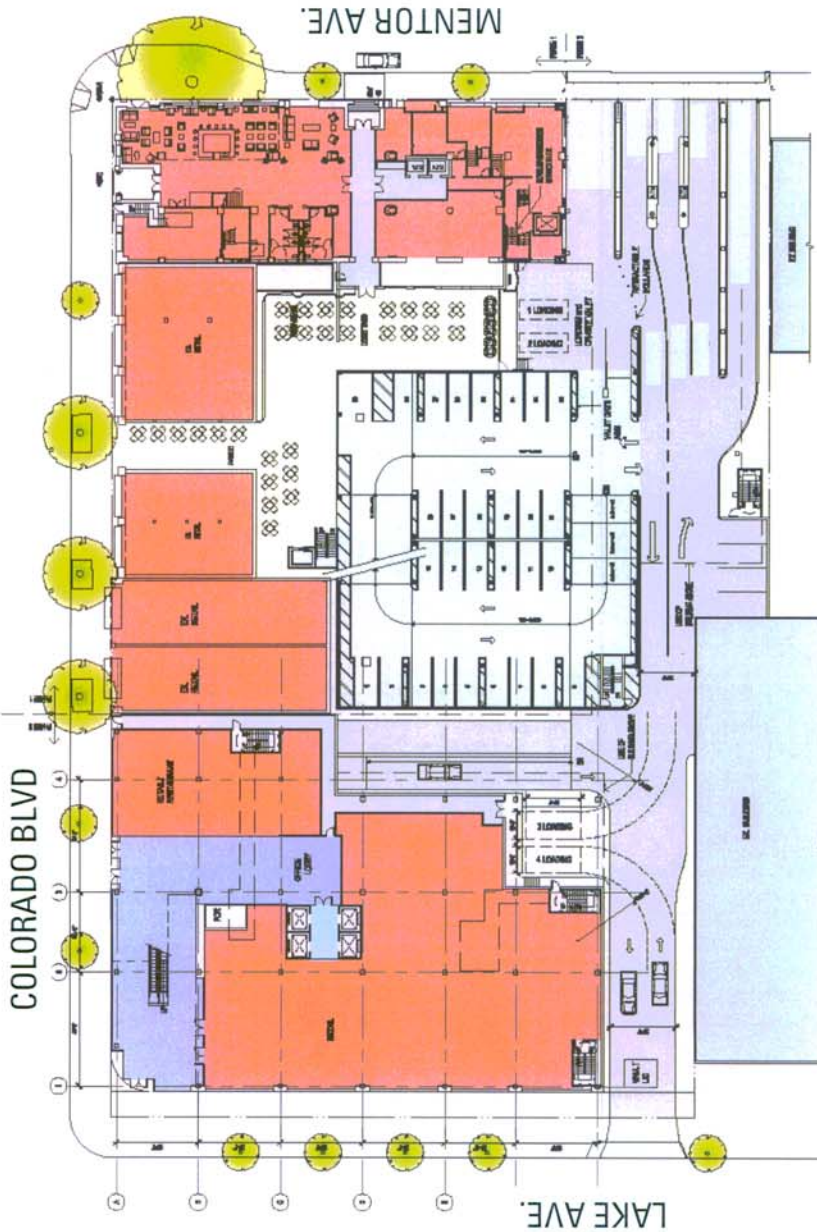
# OBJECTIVES



- Promote building forms that respect the local context and interface with adjacent properties
- Create informal gathering spaces that can be utilized year-round by providing the community with additional ground floor open space
- Develop a LEED project (Silver anticipated) in support of the City's Green City plan

# GROUND LEVEL FLOOR PLAN

@ Build-Out

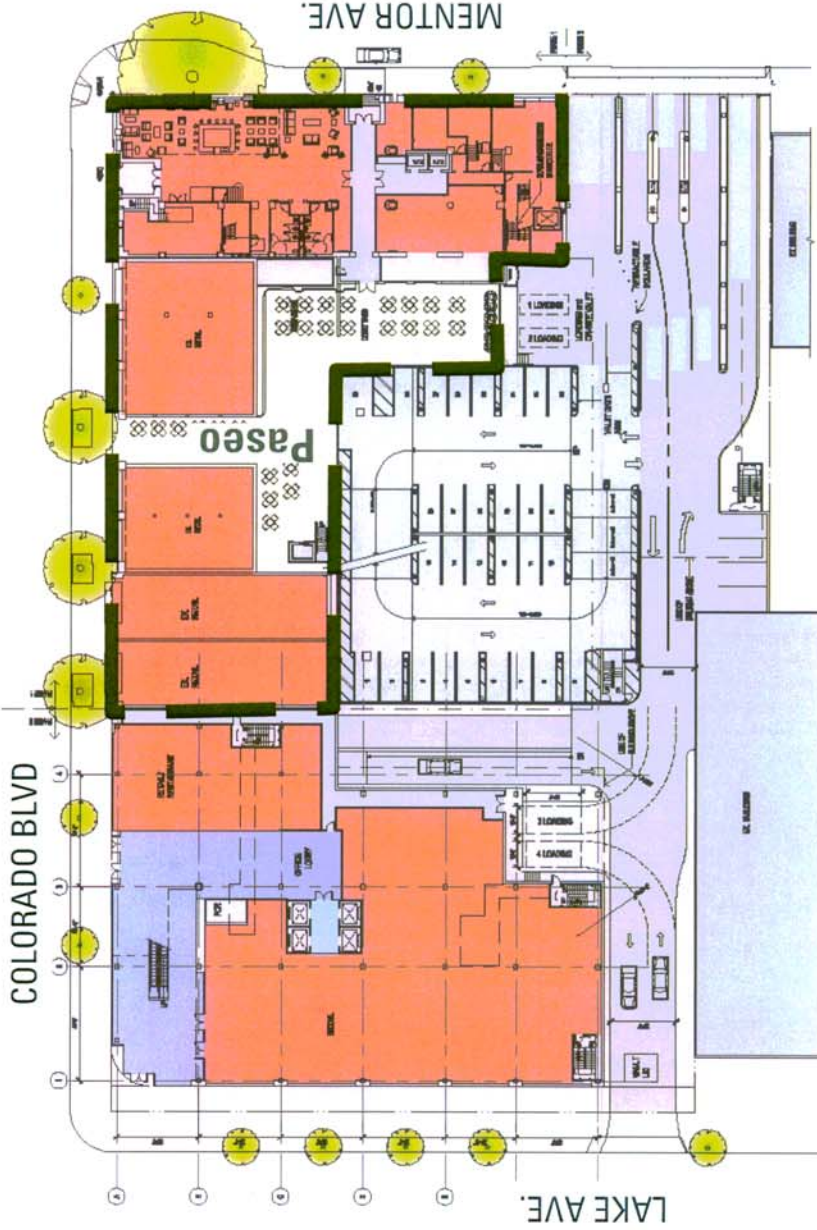


## FEATURES

- Pedestrian friendly streetscape & uses
- Vehicular access limited to Lake Ave. & Mentor Ave.
- Identifiable building form @ Lake and Colorado

# GROUND LEVEL FLOOR PLAN

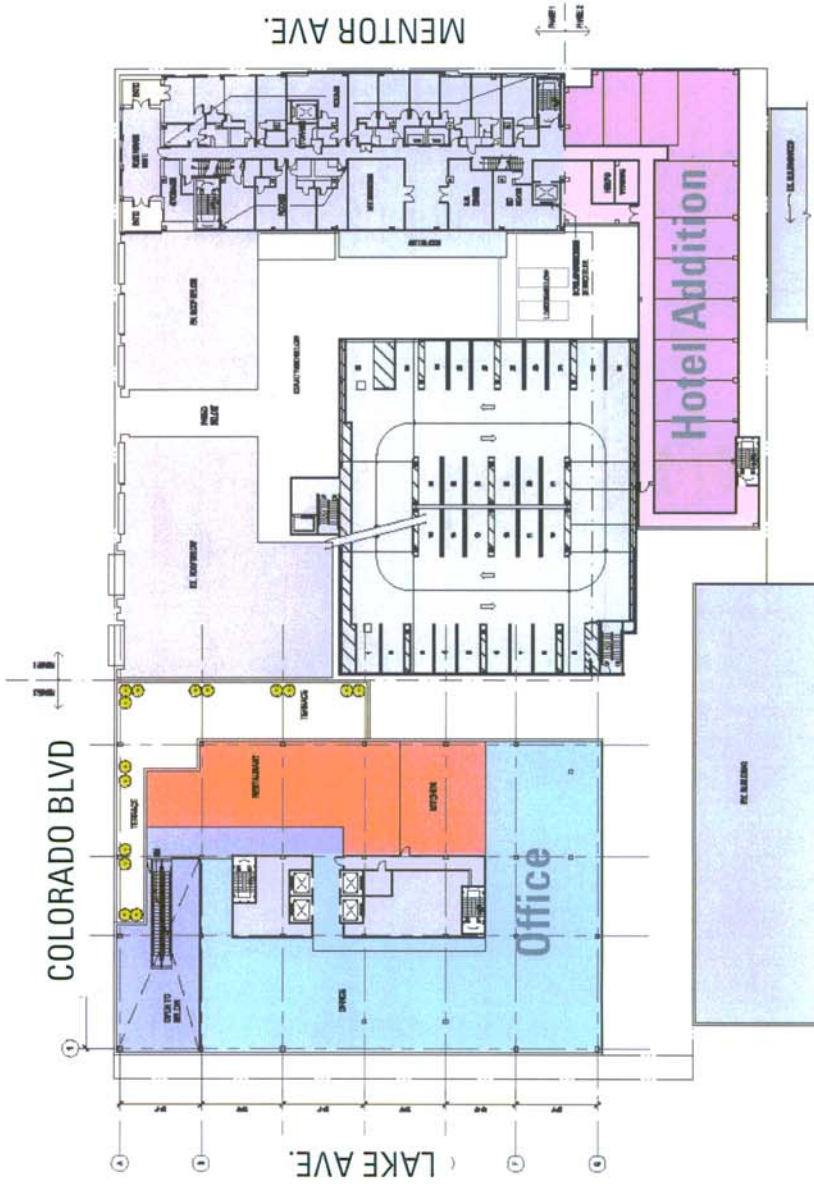
@ Build-Out



## FEATURES

- Large portion of existing GSF renovated / rehabilitated
- Access to hotel courtyard via new paseo
- Outdoor dining opportunities

# LEVEL 2 FLOOR PLAN @ Build-Out

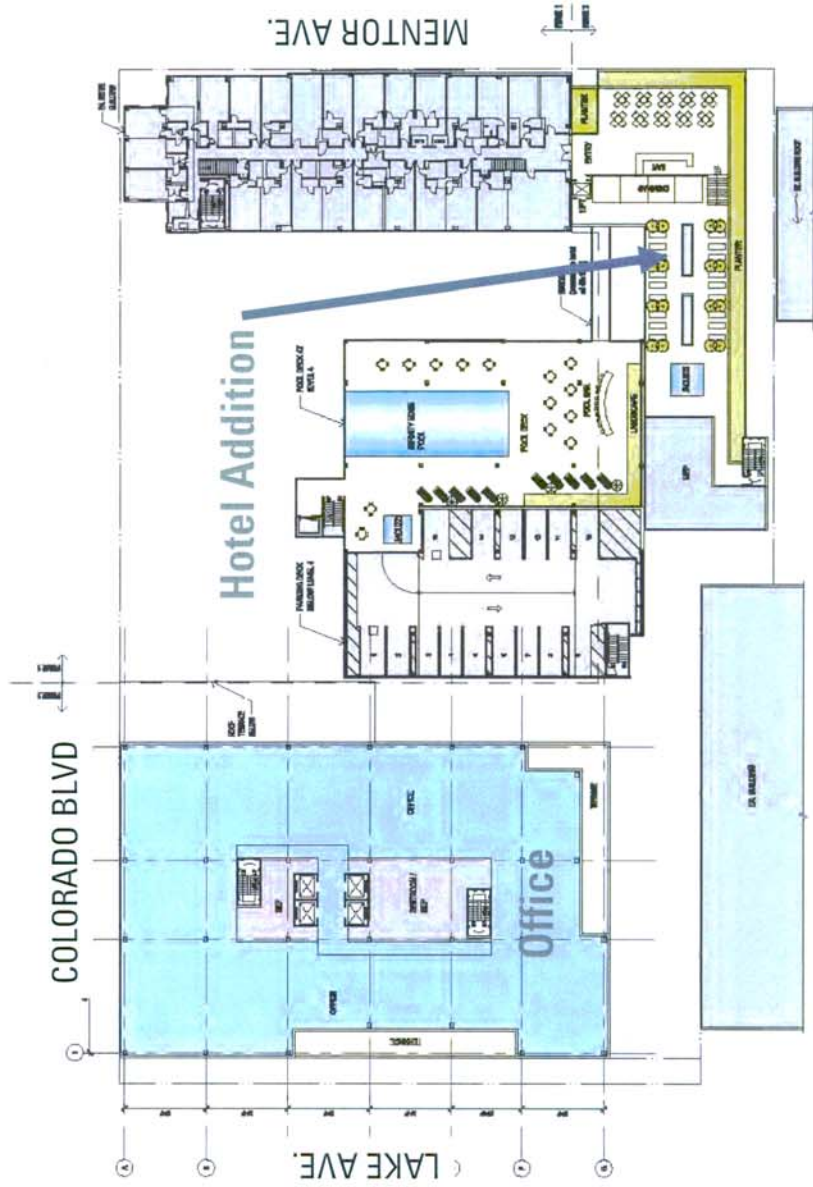


## FEATURES

- Class 'A' office space
- Outdoor dining at office building terrace facing Colorado Blvd.
- Hotel addition placed at south end of ex. Constance Hotel
- Simple rectangular

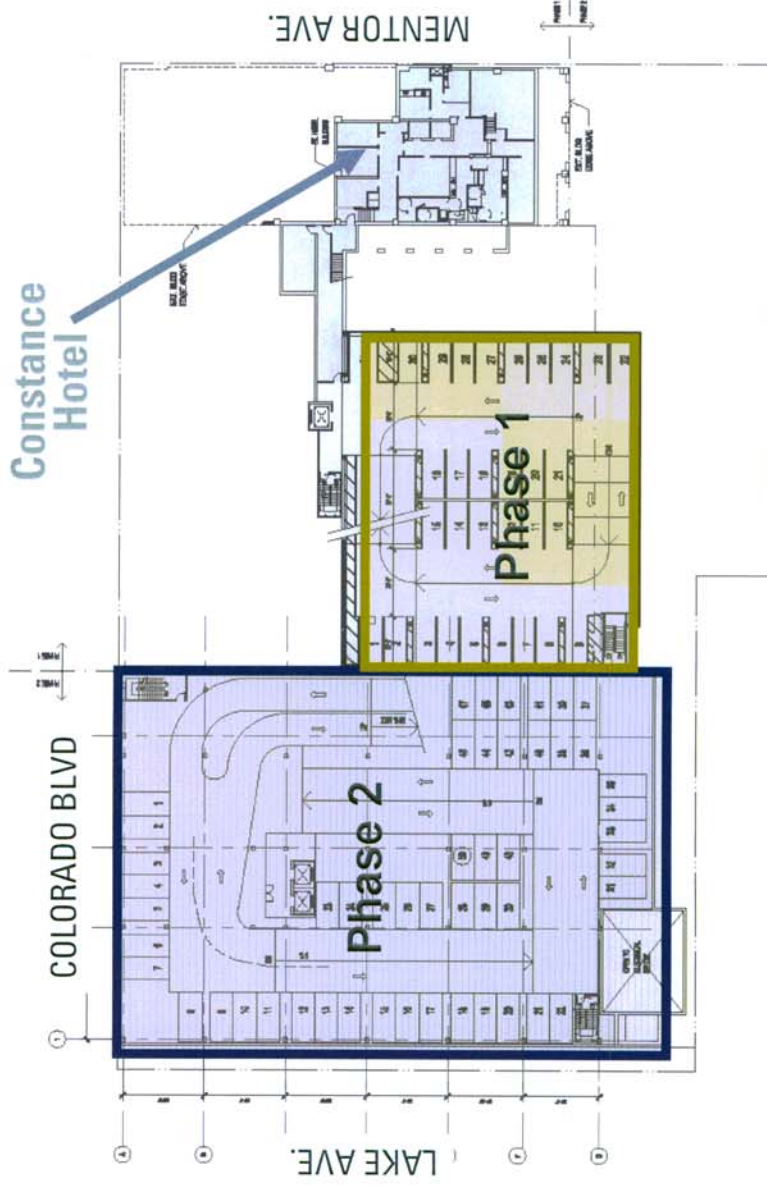
# LEVEL 5 FLOOR PLAN @ Build-Out

- ## FEATURES
- Class 'A' Office Space
  - Hotel addition w/ amenities
  - 160 ft separation between new office building and ex. Constance Hotel





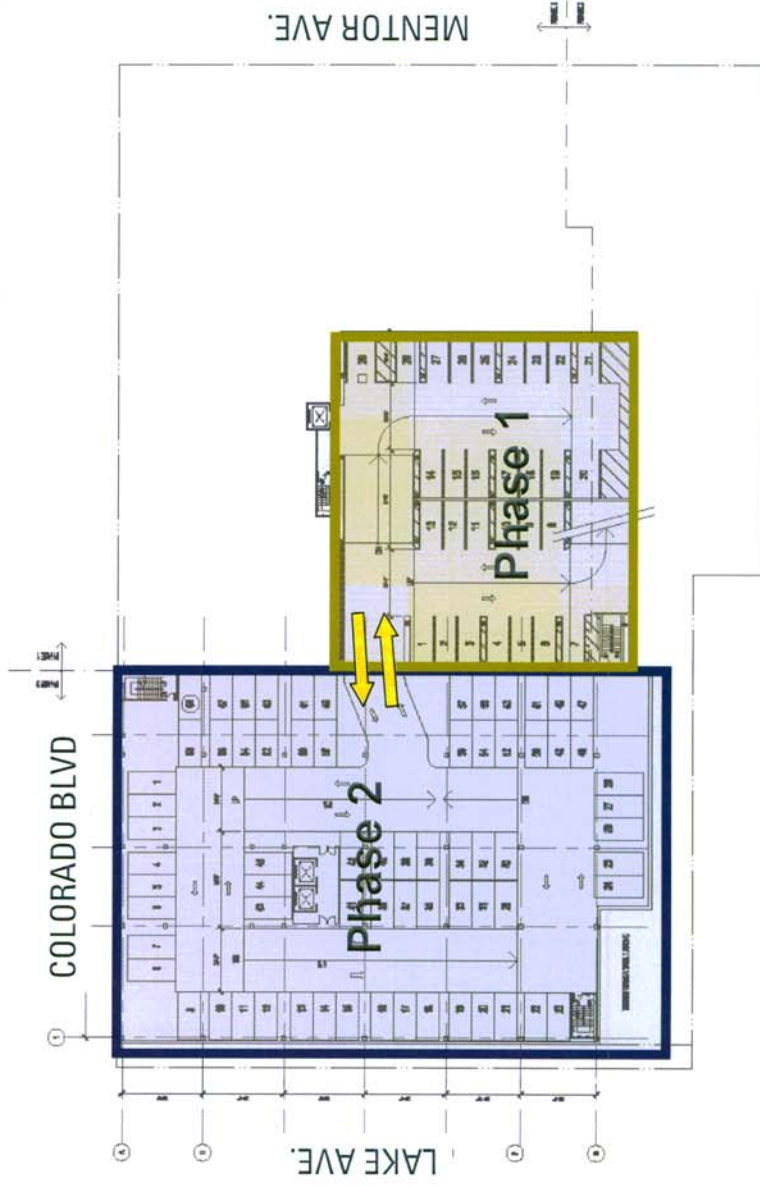
# LEVEL B1 FLOOR PLAN @ Build-Out



## FEATURES

- Phase 1 parking structure provides on-site parking for ex. hotel / restaurant and retail uses
- Phase 2 parking structure under office building provides on-site parking for office / restaurant / retail uses
- Additional parking provided conveniently @ 2 North Lake property

# LEVEL B3 FLOOR PLAN @ Build-Out



## FEATURES

- Connectivity between Phase 1 & Phase 2 parking structures facilitates on-site parking options

# LOOKING NORTH on MENTOR



Photo Simulation

# LOOKING WEST on COLORADO BLVD



Photo Simulation

# COLORADO BLVD VIEW @ Build-Out

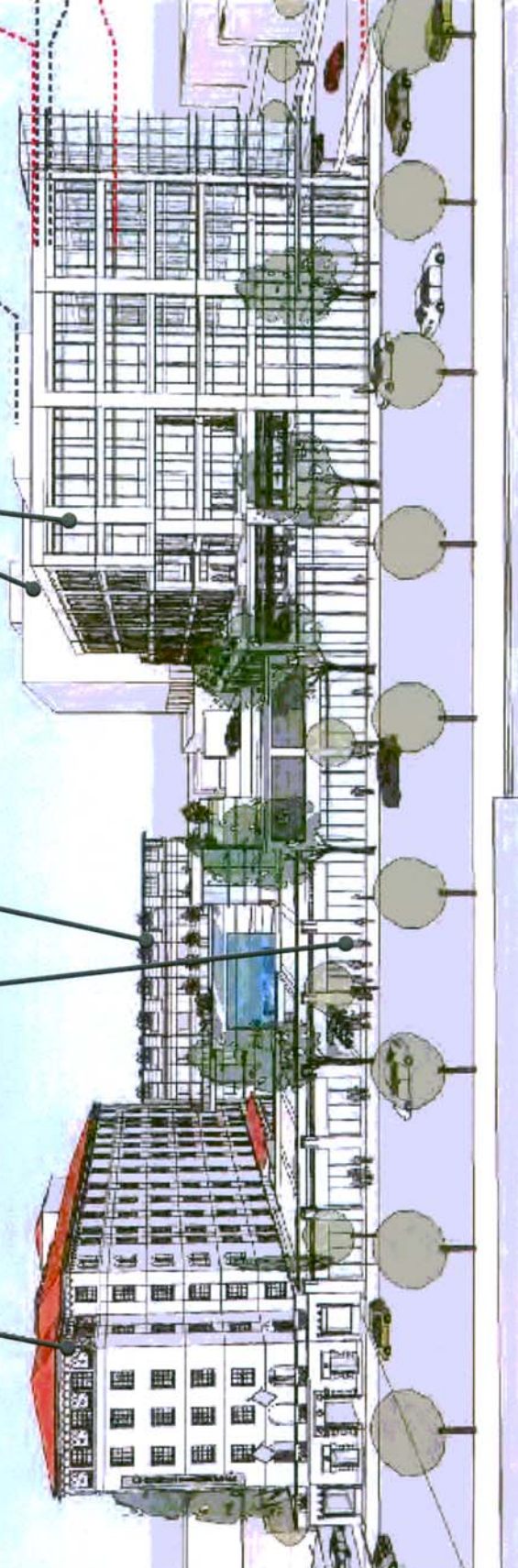
Existing Constance Hotel  
Phase 2 Hotel Addition  
Existing Retail

Existing Office Building Beyond  
Phase 2 Office Building

T.O.H.P. - (105')  
MAX HEIGHT - AVERAGING (90')  
909'-6"  
898'-0"

T.O.P. - (90')  
ROOF DECK - (86'-6")  
MAX HEIGHT - (75')  
898'-0"  
894'-6"  
883'-0"

LOWEST POINT OF BLDG AT GRADE  
805'



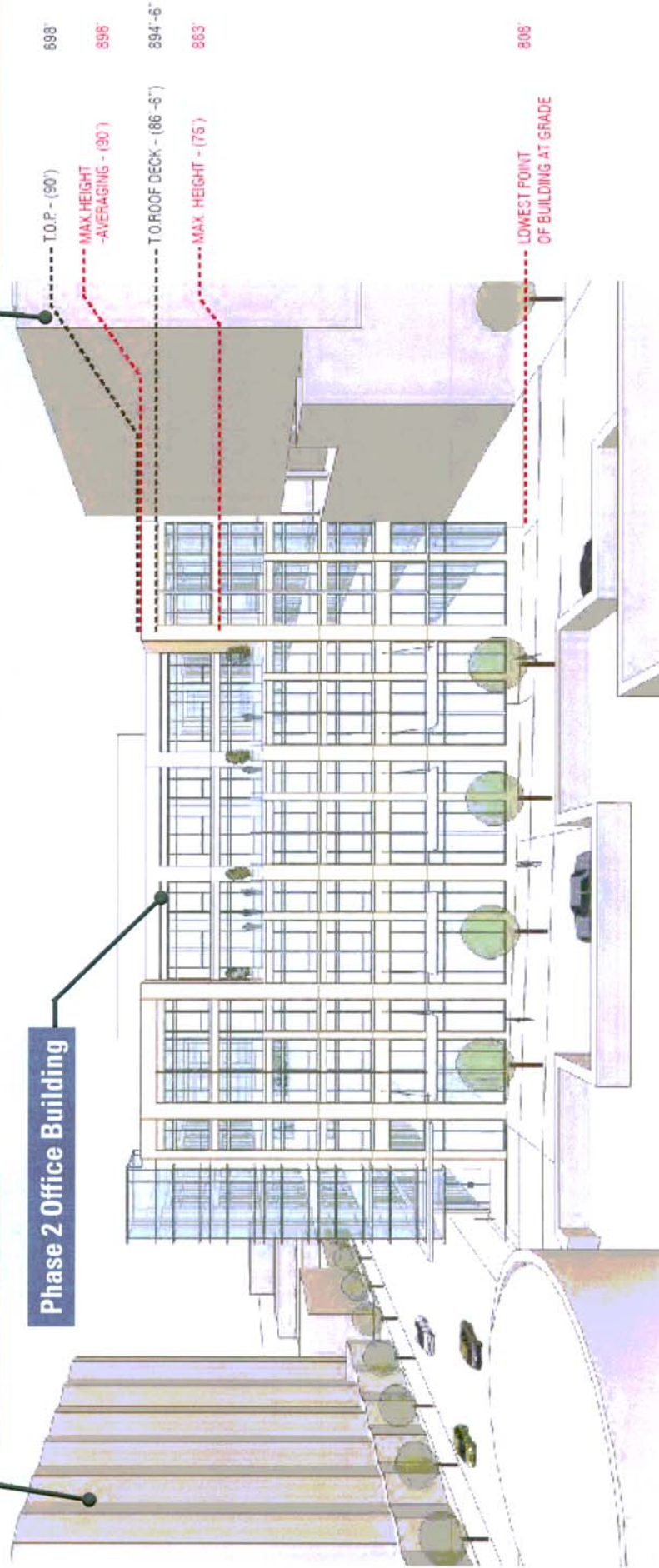
# LAKE AVENUE VIEW

@ Build-Out

Existing 2 North Lake

Phase 2 Office Building

Existing Office Building Beyond



# MENTOR AVENUE VIEW @ Build-Out

Phase 2 Hotel Addition

TO ROOF ELEMENT -  
873.4'(63.8')

LEVEL 5 -  
MATCH EXISTING HOTEL

LEVEL 4 -  
MATCH EXISTING HOTEL

LEVEL 3 -  
MATCH EXISTING HOTEL

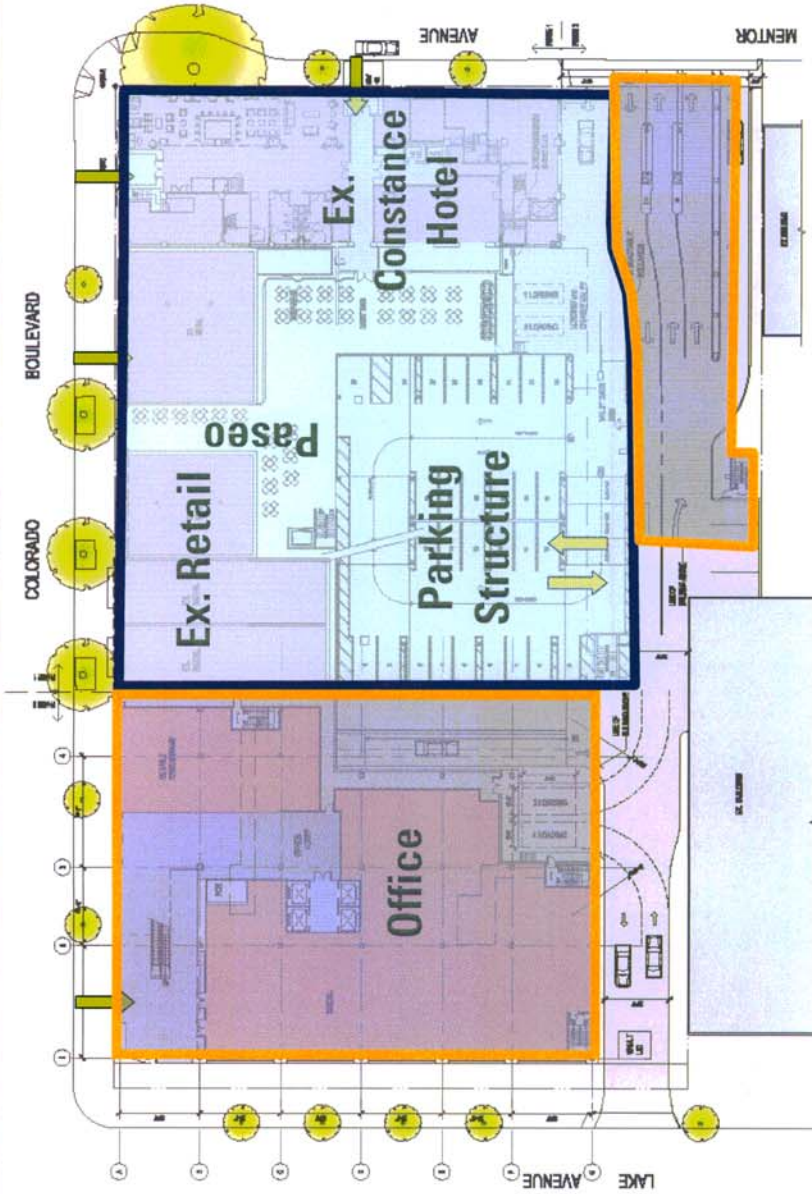
LEVEL 2 -  
MATCH EXISTING HOTEL

LOWEST GRADE  
809

Existing Constance Hotel



# PHASING - GROUND LEVEL FLOOR PLAN



**Phase 1**

Completion in 2012

**Phase 2**

Completion in 2014



# Alternative 3 - Hospitality

## EXISTING VIEW LOOKING SOUTH



EXISTING

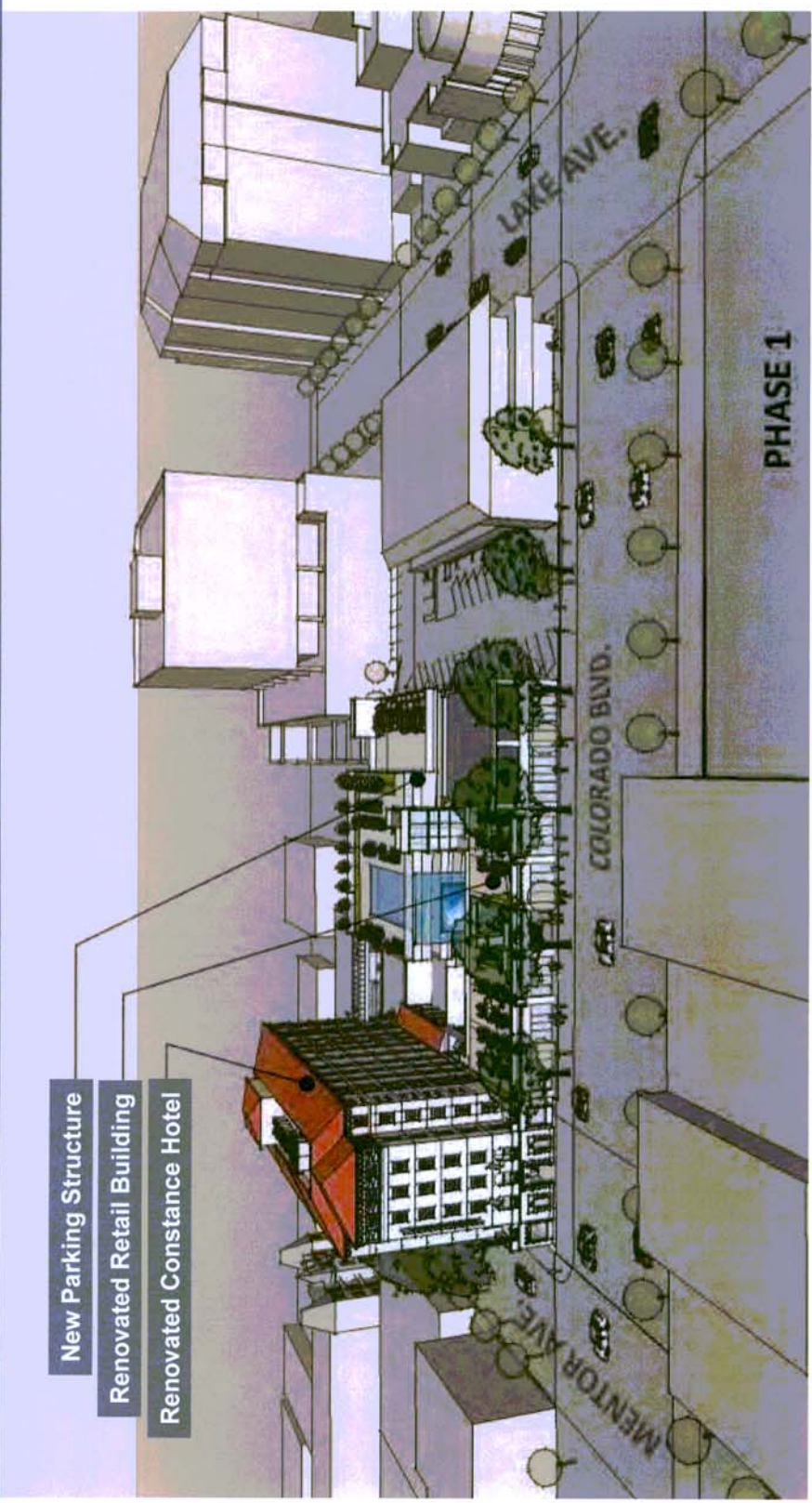
# Alternative 3 - Hospitality

## PHASE 1 VIEW LOOKING SOUTH

New Parking Structure

Renovated Retail Building

Renovated Constance Hotel



# Alternative 3 - Hospitality

## PHASE 2 (Build-Out) VIEW LOOKING SOUTH

New Multi-story Office Building

New Hotel Addition



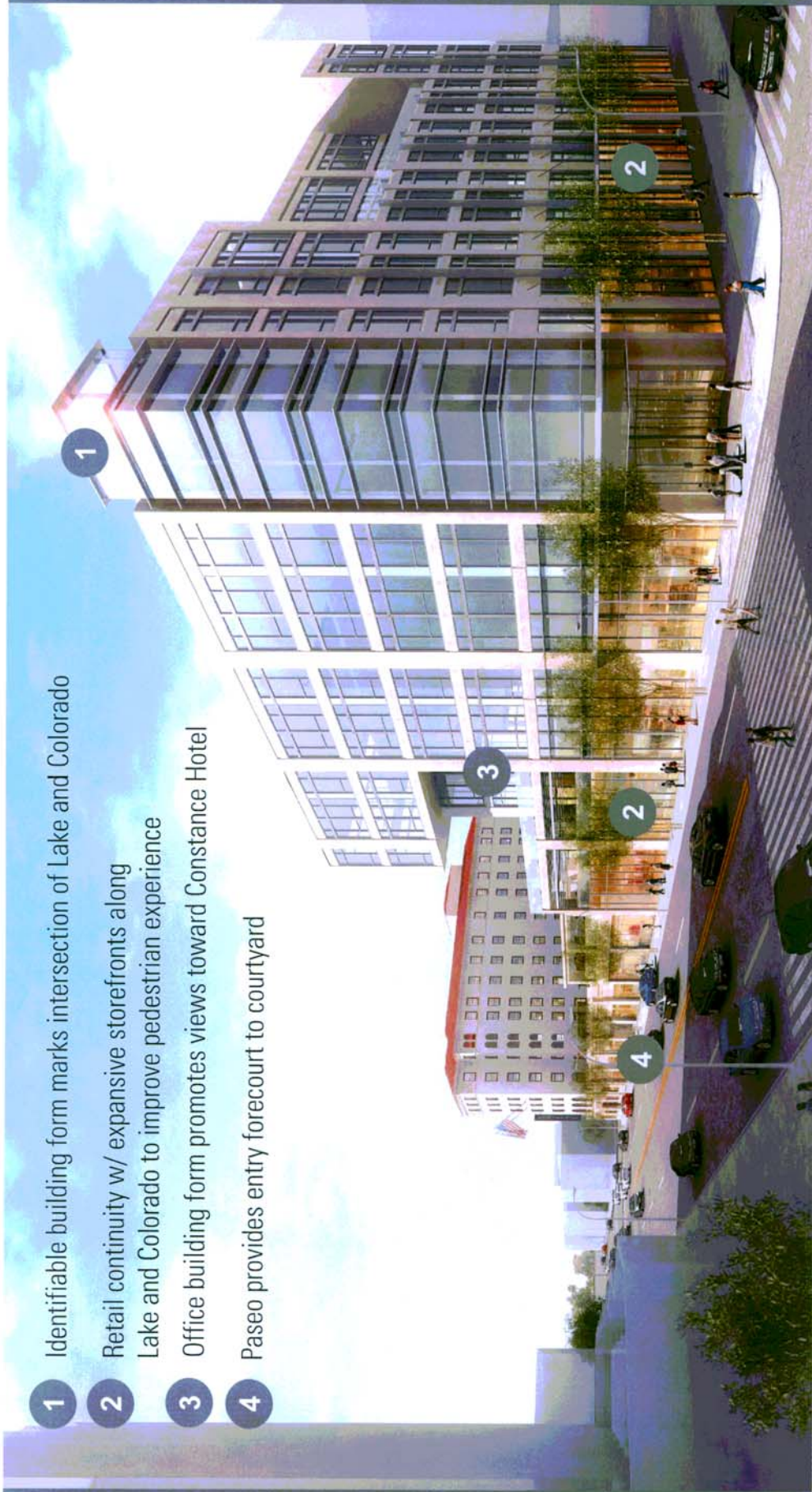
PHASE 2

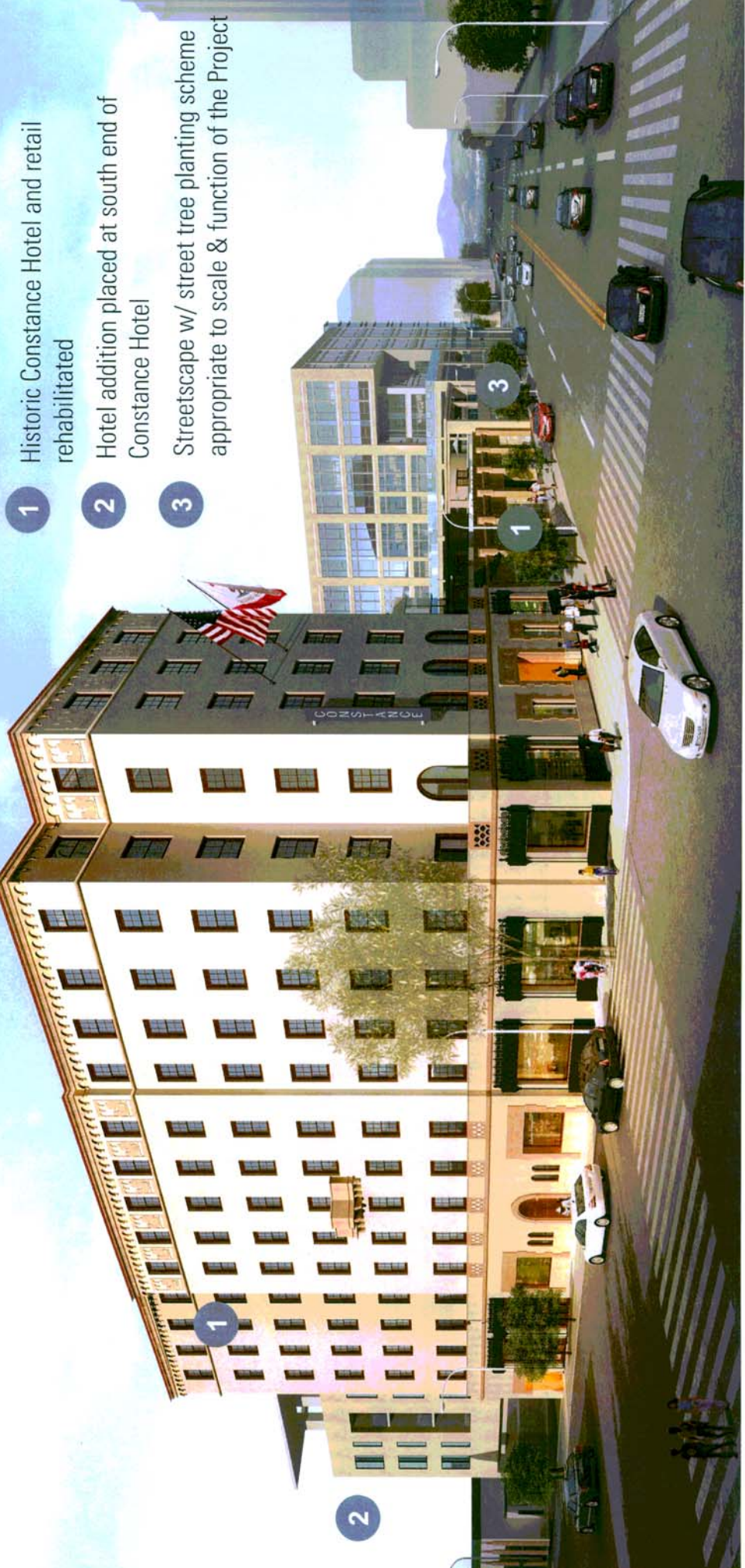


Alternative 3 - Hospitality

# Alternative 3 - Hospitality

- 1 Identifiable building form marks intersection of Lake and Colorado
- 2 Retail continuity w/ expansive storefronts along Lake and Colorado to improve pedestrian experience
- 3 Office building form promotes views toward Constance Hotel
- 4 Paseo provides entry forecourt to courtyard





1 Historic Constance Hotel and retail rehabilitated

2 Hotel addition placed at south end of Constance Hotel

3 Streetscape w/ street tree planting scheme appropriate to scale & function of the Project



Thank You

