



CENTRAL PARK APARTMENTS

86 S. FAIR OAKS
PASADENA, CA

PREDEVELOPMENT PLANNING REVIEW

JULY 20, 2017



8 Mills Place, Suite 300
Pasadena, CA 91105
626.583.1401

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GOLDRICH+KEST

NO.	DESCRIPTION	DATE
REVISIONS		

PROJECT TEAM

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DRAWING LIST

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PROJECT SUMMARY

CENTRAL PARK APARTMENTS IS A MIXED-USE DEVELOPMENT THAT BRINGS GROUND FLOOR RETAIL AND WORK-LIVE UNITS TOGETHER WITH NEW APARTMENT HOMES WITHIN THE OLD PASADENA HISTORIC DISTRICT. THE PROJECT FEATURES THREE INTERCONNECTED BUILDINGS SITUATED ABOVE THREE LEVELS OF BELOW-GROUND PARKING THAT ACCOMMODATES 215 PARKING SPACES. THE CENTRAL PARK APARTMENTS ARE UNITED BY WALKWAYS AND COURTYARDS AT THE GROUND PLANE AND A SERIES OF ROOF GARDENS AND TERRACES THAT MAKE OUTDOOR LIVING A UNIFYING FEATURE OF THE DEVELOPMENT. EACH OF THE THREE BUILDINGS HAS A DISTINCT ORIENTATION EXPRESSED IN ITS ARCHITECTURE AND A CAREFULLY CONSIDERED RELATIONSHIP TO THE HISTORIC GREEN HOTEL APARTMENTS, CASTLE GREEN AND CENTRAL PARK, WHICH SURROUND THE PROJECT SITE ON 3 SIDES.

THE PROJECT TAKES CUES FROM THE HISTORIC BUILDINGS AND SPACES SURROUNDING IT. THE SCALE IS CONSISTENT WITH, AND THE BUILDINGS ARE LOWER THAN, THE GREEN HOTEL AND CASTLE GREEN. ALONG SOUTH FAIR OAKS, THE PROJECT PRESENTS A RETAIL FRONTAGE THAT CONNECTS WITH THE HISTORIC STOREFRONTS OF OLD PASADENA AND INCORPORATES A SYMMETRICAL PATTERN OF WINDOWS AND INSET BALCONIES FOR THE APARTMENTS ABOVE. THE MASONRY AND STUCCO FACING, CAST STONE DECORATIVE ELEMENTS, DECORATIVE SCREENS AT THE BALCONIES AND WINDOWS, AND GREEN PAINTED STEEL STOREFRONTS ARE BASED ON THE TREATMENT OF THE FACADES OF THE GREEN HOTEL AND CASTLE GREEN. THE DAYTON ST. FRONTAGE IS MORE RESIDENTIAL IN CHARACTER, CONSISTENT WITH THE RESIDENTIAL, GARDEN-LIKE CHARACTER OF THE CASTLE GREEN. WITH WORK-LIVE SPACES AT THE GROUND LEVEL, AND RESIDENTIAL UNITS ABOVE, THIS FRONTAGE TAKES ITS INSPIRATION FROM THE GLASS AND IRON STRUCTURES POPULAR IN PARK AND GARDEN SETTINGS IN ENGLAND AND THE U.S. FROM THE MID-19TH CENTURY FORWARD, INCLUDING ONE FEATURED ON THE ROOF OF THE CASTLE GREEN. THE THIRD, CENTRAL BUILDING ELEMENT REFLECTS A SIMPLER TREATMENT THAN THE OTHERS. FEATURING A REGULAR PATTERN OF BALCONIES AND WINDOWS THAT LOOK OUT FROM THE UNITS, ITS PUNCHED WINDOWS AND EXTERIOR SURFACES ARE CONSISTENT WITH THOSE OF THE FAIR OAKS FACADE AND THE MINOR FACADES OF THE GREEN HOTEL AND CASTLE GREEN.

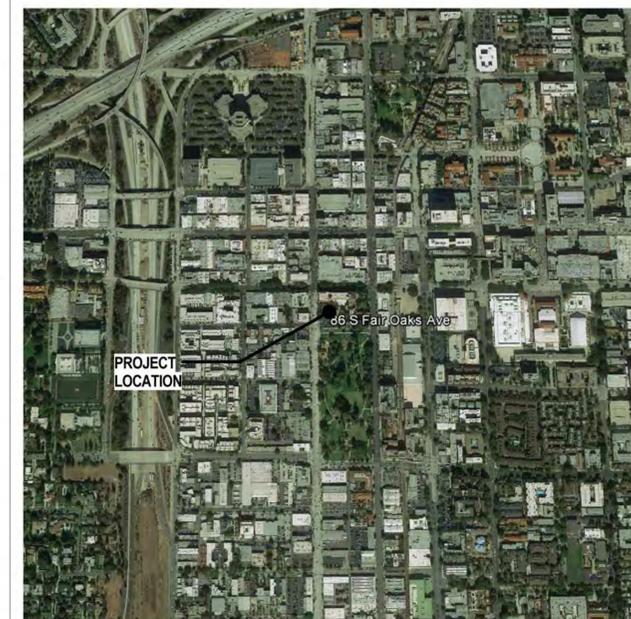
THE PROJECT INTRODUCES APPROXIMATELY 8,000 SQUARE FEET OF RETAIL AND RESTAURANT USES ALONG S. FAIR OAKS AVENUE, AND BRINGS AN ARRAY OF COMFORTABLE AND CONVENIENT APARTMENTS (87 APARTMENTS AND 4 WORK-LIVE UNITS) TO AN UNDERUTILIZED SITE THAT IS CURRENTLY OCCUPIED WITH SURFACE PARKING AND A BILLBOARD. THE PROJECT PROMINENTLY FEATURES OUTDOOR LIVING AND RECREATION SPACES SUCH AS BALCONIES, COURTYARDS AND TERRACES, AS WELL AS PORCHES ALONG THE DAYTON STREET FRONTAGE THAT SERVE TO ACTIVATE THAT FRONTAGE AND THE ADJACENT CENTRAL PARK. EIGHT AFFORDABLE HOUSING UNITS INTENDED FOR VERY LOW INCOME RESIDENTS ARE INCLUDED ON SITE.

IN ADDITION TO ITS RELATIONSHIP TO THE OLD PASADENA HISTORIC DISTRICT AND CENTRAL PARK, AND PROGRAMMATIC AND DESIGN FEATURES THAT PROMOTE SAFETY, WALKABILITY AND BEAUTIFICATION, THE PROJECT SITE IS LOCATED WITHIN 1,000 FEET OF THE METRO GOLD LINE DEL MAR STATION, MAKING THE CENTRAL PARK APARTMENTS A TRANSIT-ORIENTED DEVELOPMENT.

PROJECT LOCATION



VICINITY MAP



CENTRAL PARK APARTMENTS

86 S FAIR OAKS
PASADENA, CA 91105

SHEET TITLE

COVER SHEET

ISSUANCE

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7/20/2017

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16099

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ZONING SUMMARY

ADDRESS: 86 S. FAIR OAKS AVE., PASADENA CA 91105
71 S. RAYMOND AVE., PASADENA CA 91105

ZONING DISTRICT: CD-1 (CENTRAL DISTRICT)
SUB DISTRICT: OLD PASADENA / HISTORIC CORE

ZONING OVERVIEW:

MAX BUILDING HEIGHT: 75' (90')* (FIGURE 3-8, 17.30.040 P.Z.C.)

- HEIGHT AVERAGING: ADDITIONAL HEIGHT PERMITTED OVER NO MORE THAN 30% OF THE BUILDING FOOTPRINT (EXCLUDING PARKING GARAGES), PROVIDED THAT THE AVERAGE HEIGHT OF THAT FOOTPRINT DOES NOT EXCEED THE OTHERWISE REQUIRED MAX BUILDING HEIGHT.

MAX FAR: 3.00 (FIGURE 3-9, 17.30.040 P.Z.C.)

MAX RESIDENTIAL DENSITY: 87 UNITS/ACRE (FIGURE 3-6, 17.30.040 P.Z.C.)

REQUIRED SETBACKS: STREET FRONT (FIGURE 3-7, 17.30.040 P.Z.C.)

- FAIR OAKS AVENUE - NO SETBACK, BUILT TO PROPERTY LINE
- DAYTON STREET - NO SETBACK REQUIRED - MAX ALLOWED 5' FOR NON-RESIDENTIAL MIN 5' SETBACK REQUIRED - MAX ALLOWED 10' FOR RESIDENTIAL
- INTERIOR SIDE AND REAR: NONE REQUIRED (MIXED-USE PROJECTS 17.50.160 P.Z.C.)

HOUSING: HOUSING PERMITTED, EXCEPT ON GROUND FLOOR (FIGURE 3-4, 17.30.040)

PEDESTRIAN-ORIENTED USE: GROUND-FLOOR COMMERCIAL USES REQUIRED ON FAIR OAKS. AT LEAST 50% OF BUILDING FRONTAGE SHALL BE PEDESTRIAN-ORIENTED (FIGURE 3-3, 17.30.040 P.Z.C.).

COMMERCIAL USES:

- MINIMUM DEPTH OF 50 FEET ALONG STREET FRONTAGES
- ON CORNER LOTS, THE COMMERCIAL SPACE SHALL TURN THE CORNER FOR A MINIMUM DEPTH OF 50 FEET.

TRANSIT ORIENTED AREA: TRANSIT-ORIENTED DEVELOPMENT REQUIREMENTS DO APPLY TO THIS SITE (FIGURE 3-1, 17.30.040 P.Z.C.)

COMMUNITY SPACE REQUIRED: 150 SF PER DWELLING UNIT

PRIVATE OPEN SPACE:

- SHALL NOT EXCEED 30% OF THE TOTAL REQUIREMENT
- MINIMUM DIMENSION OF 6 FEET

COMMUNITY OPEN SPACE:

- AT LEAST ONE MINIMUM DIMENSION OF 15 FEET AND THE OTHER AT LEAST 6 FEET
- INDOOR RECREATIONAL ROOM OF UP TO 600 SF MAY BE CREDITED TOWARD FULFILLING THE SPACE REQUIREMENT

WORK/LIVE UNITS:

- MINIMUM FLOOR AREA OF AT LEAST 1,250 SF
- RESIDENTIAL PORTION SHALL BE 30% OF THE UNIT OR 400 SF, WHICHEVER IS LESS
- STREET FRONTAGE SHALL DEVOTE THE INITIAL 25 FEET OF FLOOR AREA DEPTH TO COMMERCIAL ACTIVITY

PROJECT SUMMARY

BUILDING DESCRIPTION: **7 STORY BUILDING**

- 2 STORIES OF RETAIL, WORK/LIVE UNITS AND BACK OF HOUSE
- 5 STORIES APARTMENTS
- 3 STORIES BELOW GRADE PARKING

LOT AREA: **32,362 SF** (.74 ACRES)

BUILDING HEIGHT PROPOSED: **75'**, EXCLUDING ROOFTOP PROJECTIONS NOT COVERING MORE THAN 25% OF THE ROOF AREA WITH A MAXIMUM HEIGHT OF 15 FEET

F.A.R. ALLOWED: **97,086 SF** (32,362 x 3.0)
F.A.R. PROPOSED: **96,550 SF**

BASE DENSITY ALLOWED: **64 UNITS** (.74 ACRES x 87)

DENSITY BONUS (17.43.040 P.Z.C.):
35 % DENSITY BONUS: **87 UNITS** (64 UNITS x 1.35=86.4)
11% VERY LOW INCOME: **8 UNITS** (64 UNITS x .11=7.04)

WORK/LIVE UNITS: **4 WORK/LIVE UNITS**

AREA SUMMARY:

RESIDENTIAL NET SF	59,495 SF
WORK/LIVE	5,880 SF
RETAIL	5,284 SF
RESTAURANT	2,701 SF
TOTAL =	73,360 SF

GROSS SF

GROUND FLOOR	15,597 SF
2ND FLOOR	8,806 SF
3RD FLOOR	15,433 SF
4TH FLOOR	15,450 SF
5TH FLOOR	15,267 SF
6TH FLOOR	15,068 SF
7TH FLOOR	10,929 SF
TOTAL =	96,550 SF

- GROSS FLOOR AREA AS DEFINED IN SECTION 17.80.020 P.Z.C (FROM INSIDE FACE OF EXTERIOR WALLS INCLUDING HALLWAYS, STAIRWAYS, ELEVATORS AT EACH FLOOR LEVEL)

OPEN SPACE:
REQUIRED

13,050 SF (87 UNITS x 150 SF=13,050 SF)
3,915 SF MAX FOR BALCONIES (13,050 x 30%)

PROPOSED

18,180 SF TOTAL
11,968 SF OF COMMUNITY OPEN SPACE
6,212 SF OF PRIVATE OPEN SPACE

- ONLY 1,082 SF OF PRIVATE OPEN SPACE IS NEEDED TO REACH REQUIRED OVERALL TOTAL

UNIT SUMMARY:

UNIT TYPE	FLOOR LEVEL							TOTAL UNITS
	1ST	2ND	3RD	4TH	5TH	6TH	7TH	
STUDIOS UNDER 650 SF	0	6	3	3	3	7	3	25
1 BED UNDER 650 SF	0	0	6	6	6	2	2	22
1 BED OVER 650 SF	0	0	6	6	7	7	6	32
2 BED OVER 650 SF	0	1	2	2	1	1	1	8
	0	7	17	17	17	17	12	87

PARKING

PARKING SUMMARY:

CD-1 OLD PASADENA PARKING: (17.46.250.E & 17.46.040 TABLE 4-6)

RETAIL: 3 SPACE PER 1,000SF
RESTAURANT: 10 SPACES PER 1,000SF GROSS AREA
WORK/LIVE: 3 SPACES PER 1,000 SF
NON-RESIDENTIAL PARKING SHALL BE REDUCED TO 75% OF REQUIRED (25% REDUCTION)

RESIDENTIAL: SEE TOD REQUIREMENTS
GUEST PARKING: 1 PER 10 UNITS

RESIDENTIAL: 1 SPACE PER UNIT LESS THAN 650 SF
1.5 SPACES MIN AND 1.75 MAX PER UNIT MORE THAN 650 SF

NON-RESIDENTIAL PARKING REDUCED BY 10% (SEE ZONING ADMINISTRATOR INTERPRETATION DATED JUNE 4, 2007 WHICH DIRECTS USE OF 25% REDUCTION FOR NON-RESIDENTIAL USES FOR PROJECTS IN THE CD-1 DISTRICT AND ALSO SUBJECT TO TOD.)

PARKING CALCULATIONS:

RESIDENTIAL PARKING:	UNDER 650 SF:	47 UNITS x 1 =	<u>MIN</u> 47 SPACES	<u>MAX</u> 47 SPACES
	OVER 650 SF:	40 UNITS x 1.5 (MIN) =	60 SPACES	
		40 UNITS x 1.75 (MAX)=	70 SPACES	
	TOTAL		107 SPACES	117 SPACES

GUEST PARKING: 87 UNITS X (1 SPACE / 10 UNITS) = 8.7 SPACES

TOTAL 9 SPACES

WORK/LIVE PARKING: 5,880 SF @ 3 SPACE PER 1,000 SF = 17.64
18 SPACES x 75% = 13.5 = 14 SPACES

TOTAL 14 SPACES

RETAIL PARKING: RESTAURANT: 2,701 SF @ 10 SPACES PER 1,000 SF = 27.01 = 27 SPACES
27 SPACES x 75% = 20.25 = 20 SPACES
RETAIL: 5,284 SF @ 3 SPACES PER 1,000 SF = 15.852 = 16 SPACES
16 SPACES x 75% = 12 SPACES

TOTAL 32 SPACES

JOINT PARKING: HOTEL GREEN **TOTAL 53 SPACES**

TOTAL REQUIRED PARKING 215 SPACES MINIMUM 225 SPACES MAXIMUM

TANDEM PARKING: UP TO 30% OF TOTAL OFF STREET PARKING FOR RESIDENTIAL

107 MIN RESIDENTIAL SPACES x 30% = 32.1
117 MAX RESIDENTIAL SPACES X 30% = 35.1

TOTAL ALLOWABLE TANDEM 32 SPACES MINIMUM 35 SPACES MAXIMUM

HANDICAP PARKING: RESIDENTIAL PARKING: 107 SPACES X 2% = 2.14 SPACES
ALL OTHER PARKING: 108 SPACES X 5% = 5.4 SPACES

TOTAL HANDICAP PARKING 7 SPACES

PARKING PROVIDED: **TOTAL PARKING PROVIDED 215 SPACES**
7 HANDICAP
14 TANDEM

BIKE PARKING: 87 UNITS X (1 SPACE / 6 UNITS) = 14.5 = **15 BIKE PARKING (CLASS 1)**



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1 VIEW OF HOTEL GREEN



2 VIEW OF CASTLE GREEN



3 VIEW FROM FAIR OAKS. AVE.



4 VIEW FROM SOUTHWEST CORNER



SITE PLAN - 86 S. FAIR OAKS AVENUE



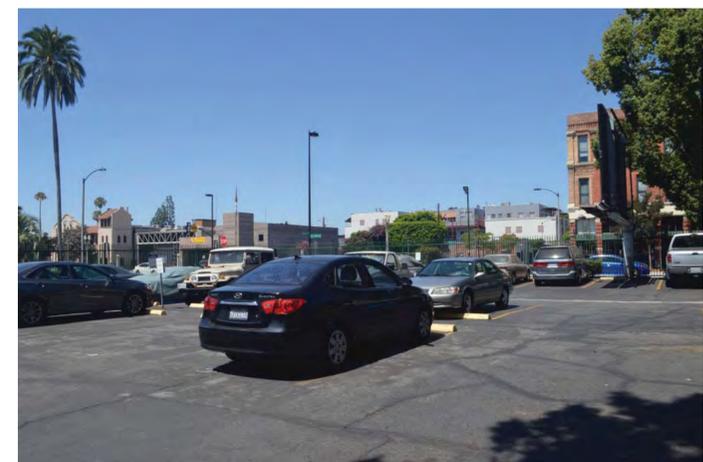
5 VIEW NORTH FROM SITE



6 VIEW EAST FROM SITE



7 VIEW SOUTH FROM SITE



8 VIEW WEST FROM SITE

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42 S. FAIR OAKS AVE. 78 - 82 S. FAIR OAKS AVE. 84 S. FAIR OAKS AVE. 86 S. FAIR OAKS AVE. (SITE) CENTRAL PARK

STREET ELEVATION ALONG FAIR OAKS AVE. - EAST SIDE



135 S. FAIR OAKS AVE. 107 S. FAIR OAKS AVE. 89 - 81 S. FAIR OAKS AVE. 61 S. FAIR OAKS AVE.

STREET ELEVATION ALONG FAIR OAKS AVE. - WEST SIDE



11 W. DAYTON ST. 86 S. FAIR OAKS AVE (SITE) 120 S. RAYMOND AVE.

STREET ELEVATION ALONG DAYTON AVE. - NORTH SIDE



150 S. RAYMOND AVE. CENTRAL PARK 135 S. FAIR OAKS AVE.

STREET ELEVATION ALONG DAYTON AVE. - SOUTH SIDE

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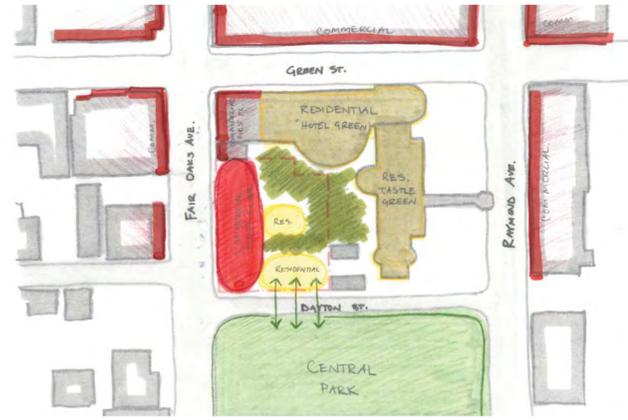
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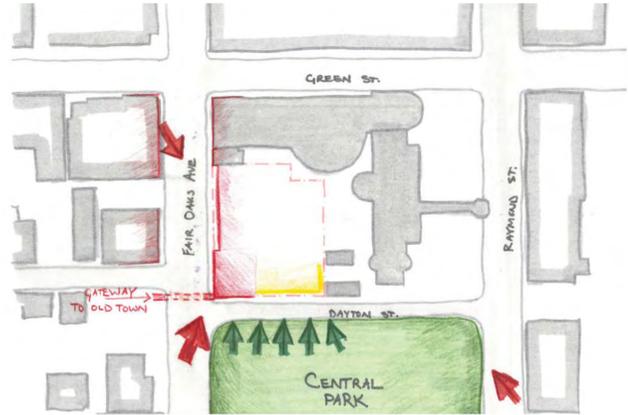
USE ADJACENCY



CIRCULATION



VIEWS ONTO THE SITE



MASSING MODEL VIEWS



FIGURE-GROUND VICINITY DIAGRAM



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CENTRAL PARK APARTMENTS

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PASADENA, CA 91105

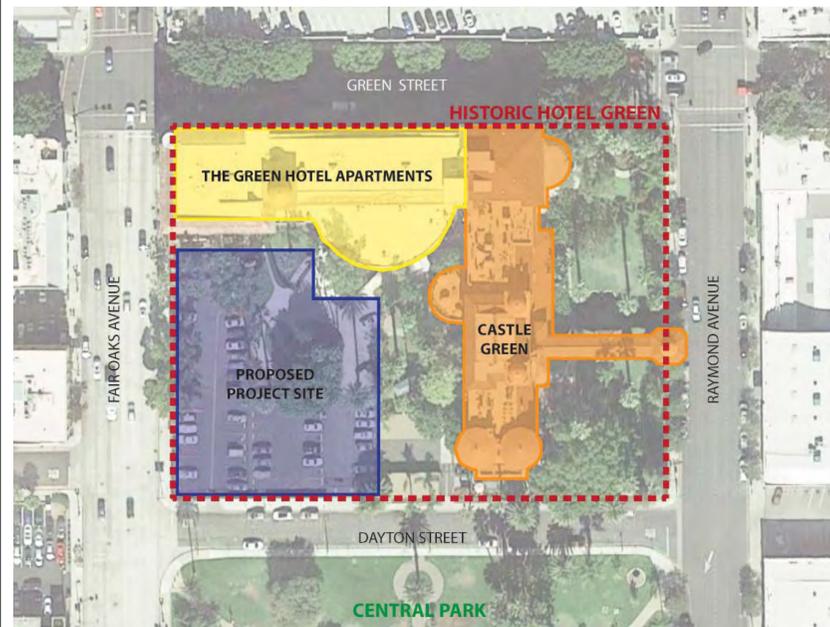
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The Central Park Apartments contributes new apartment homes within the growing residential neighborhood of Old Pasadena, on a site that currently houses surface parking and a commercial billboard. The project is situated among the services and businesses of Old Pasadena (a National Register historic district) with access to nearby Metro Gold Line stations and historic Central Park. The project seeks to introduce an array of comfortable and convenient apartments within a community befitting its urban context. The project is divided into three buildings built above parking, united by passages and courtyards at the ground plane and roof gardens and terraces at some upper levels. Each of these three buildings – the Fair Oaks block, the Dayton block, and the Central block – has a distinct orientation expressed in its architecture and a carefully considered relationship to the surrounding historic buildings and park.



The “Historic Hotel Green Property” includes the entire block, comprising three properties: the Castle Green on Raymond Ave., the Green Hotel Apartments on Green Street, and the Project Site on Fair Oaks Ave. and Dayton St. All three properties are within the boundaries of the National Register listing for the Historic Hotel Green.

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?

Along Fair Oaks Ave. the project uses a zero lot line **setback**, consistent with the Municipal Code. The frontage along Dayton Ave. uses a five-foot setback, the maximum allowed by the Municipal Code, in order to create front stoops and planters to modulate the difference between the greater south setback of the Castle Green and the zero lot line setback required on Fair Oaks (which is carried around to the Dayton St. frontage of that building for consistency).

The **height** of the project is highest (75 feet) at the Fair Oaks Ave. side of the project. The Dayton St. side of the project is lower in height because of its proximity to the Castle Green, allowing greater visibility of that historically significant building from Fair Oaks, which is an important route into Old Pasadena.

The **massing** is broken down into three volumes, allowing a difference in character according to the immediate setting and orientation of each volume (see also #4 below). Separating the units into three volumes provides for light, air and views within the project; it minimizes the appearance of the project from the park and surrounding residential uses; and offers residents a variety of unit types and placements within the project. The stepped profile of the south front of the Dayton block is also meant to increase the visibility of the Castle Green from the southwest.

The three distinct masses effectively minimize the appearance of the project when compared to a single block. The proposed buildings are aligned with the Fair Oaks Ave. and Dayton St. sidewalks, concentrating the massing toward the streets and maximizing light, air and space for the south and west exposures of the adjacent historic buildings.



The project site lends itself to a building fairly large in **scale**, based on several factors in its setting. First, the adjacent properties to the north and east of the historic Hotel Green complex are six stories high and span the entire block. Central Park, a large historic park of approximately ten acres, occupies the foreground of the project to the south. To successfully function within this urban environment, however, the project must also contain elements that bring it down to a pedestrian scale. To that end, the street-level retail spaces on Fair Oaks Ave. and the individual work-live units on Dayton St. have been designed to provide a level of interest and detail that are crucial to an engaging pedestrian environment.

The street **frontage** of the building is defined by an urban side (Fair Oaks Ave.) and a park side (Dayton St. and Central Park). In accordance with the Central District Specific Plan, the ground floor along Fair Oaks Ave. features retail and food uses, extending the retail district southward to create a linkage with Central Park. Work-live units line the ground floor of the Dayton block, facing Central Park and creating a transition from the Fair Oaks commercial corridor to the residential character of Castle Green to the east. Individual entrances to these units, in the manner of townhouses, promote more residential activity on the street.

The **materiality** of the Fair Oaks block was developed in reference to the adjacent historic buildings of the Hotel Green complex. The historic buildings, with their stone, and textured stucco and punched openings, have a solid and monumental character that is carried over to the project with similar features and finishes. The contrasting lightness and transparency of the façade of the Dayton block is intended to provide a softer view that complements the visually permeable presence and character of Central Park.

As the project is broken into three separate volumes, **open space** is a key component of its livability and is expressed via a pedestrian passage, a courtyard, a rooftop garden and a deck with a pool. These provide private open space for tenants and their guests, supplementing the uses of Central Park across the street. The pedestrian passage between the Fair Oaks and Dayton blocks allows for a variety of routes to walk through the property (following the Central District Specific Plan) as well as a contrast of open and enclosed spaces that increase the spatial interest within the project.

Due to the urban setting, the **landscape** design within the project site is mainly expressed in these rooftop gardens and courtyards. The landscape architecture is still being developed, but the approach to the rooftops and courtyards will be to create garden spaces that provide a softening contrast within the architectural framework and pleasant places for residents and their guests to relax and socialize. The rooftop swimming pool, on the east side of the project, represents both of these as well as a recreational opportunity.

Existing trees on the north side between the project and the Green Hotel and on the Fair Oaks Ave. frontage will remain, and will be protected in place during construction. The project also enjoys a borrowed landscape in the views south over Central Park and west toward the Castle Green, where mature trees provide a buffer between the new project and the historic building.

The **solar orientation** of the site is generally to the south and west. The units facing west on Fair Oaks Ave. and south on Dayton St. are designed to be a single unit deep, so that all take advantage of the sense of openness gained from facing the street and the park. The smaller and more modest units occupy the center of the site in the Central block. The Central block units are supplied with views of the nearby historic buildings and the internal courtyards and roof gardens of the property, and have the advantage of being buffered from the noise of Old Pasadena’s traffic and street life.

The topography of the site is essentially flat but follows the slight downhill slope of the

natural grade. Approached from the south the uphill grade gives special prominence to the corner of Dayton St. and Fair Oaks Ave. as a gateway to Old Pasadena. The southwest corner of the project has been treated accordingly to give it a commanding southward presence viewed from northbound traffic. The district today lacks such a feature.

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 buildings of significant scale. The six-story buildings of the historic Hotel Green complex were the largest buildings in Pasadena at the time of their construction, and they occupied a place between the lower scale of the commercial district (mostly one to three story buildings) and the open green space of Central Park. The presence of Central Park is partly a result of the efforts of Colonel Green, the original proprietor of the hotel, to establish a fitting setting and adjacent pleasure ground for the hotel and its guests. As the project site was historically a part of the Hotel Green complex, the relationship of the new building to the park is of critical importance.



3. What style has been chosen for the proposed building and why?

The project is designed in a contemporary idiom that is contextually appropriate for its particular historic setting. The project does not attempt to be historicist or express a particular historical style, yet many of its details, proportions and treatments are derived from historic buildings and conditions in its surroundings as a means of compatibility with its setting.

The style of the Fair Oaks block of the building is based on the scale, proportions, materials and colors of early twentieth century commercial buildings. The masonry and stucco facing and punched window openings of the proposed Fair Oaks block are based on the treatment of the facades of adjacent historic buildings. The green painted steel elements of the ground floor storefront base carry through the dark green highlights of the 1887 Wooster Block at the west end of Green St. The treatment of the Fair Oaks Ave. and Dayton St. corner is designed to balance the strong historic presence of the corner at the north end of the block.



The style of the Dayton block has a lightweight, transparent southward aspect. The frontage of this building is mostly glass with an overlay of balconies and screens in decorative panels that filter the light. The inspiration for this building is the glass and iron or wood frame structures seen in park settings in England and the U.S. from the mid-19th

century forward. The building is being developed as a glasshouse overlooking the park with its decorative scheme to be derived from organic forms such as those of late 19th century architectural ornament.



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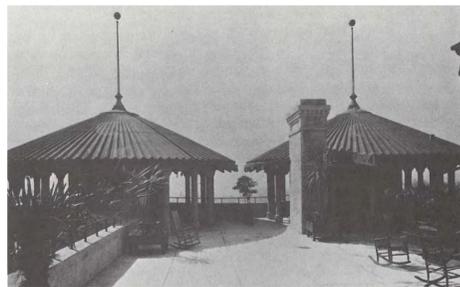
4. *What is the design concept or architectural logic of the design presented?*

The concept for the project reflects its setting: The proposed project has several significant frontages and must respond to a number of distinct yet related contexts.

The project is broken down into three blocks that respond to their surroundings in varying ways. The Fair Oaks block on the west side of the project is conceived as a mixed use building with a commercial ground floor and apartments above, conforming to the Central District Specific Plan and the prevailing uses and building types seen in the immediate environment of the Old Pasadena National Register Historic District. The east-to-west width of this block accommodates a storefront depth of 50 feet consistent with Municipal Code requirements.



The Dayton block, on the other hand, is composed of work-live spaces with residential units above and has a less urban presence and a greater degree of transparency and decoration. These characteristics reflect the presence of Central Park, with views from the apartments oriented towards the tree cover and the daily activity of this public green space. The proposed building is inspired by the glass and iron or wood frame structures seen in park settings in England and the U.S. from the mid-19th century forward. A California example of such a structure is the 19th century Conservatory of Flowers in Golden Gate Park. These apartments, all south-facing, will feature balconies that filter light through metal panels with a custom decorative pattern, an interpretation of the play of light and shadow from plants and structure in 19th century glasshouses. This will allow some shelter on the southern exposure while maintaining views of the park. The relevance of the form to the setting of a late Victorian resort hotel such as the Hotel Green derives from the fact that such structures not only existed within the setting of a park but sometimes also were appended to a large residence as an ornamental housing for a collection of exotic plants. The Castle Green even included a modest version of such a structure on its roof.



While a continuation of the retail frontage is critical for the fabric of Old Pasadena on the Fair Oaks Ave. side, the more residential character of the Dayton St. frontage is meant to carry westward the residential, garden-like character of the Castle Green. The maximum allowed setback has been taken to provide front steps that take a small measure of pressure off of the sidewalk and allow for porches and planters at the entrances to the work-live units.

Just as the historic buildings of Old Pasadena have a hierarchy of treatments in their facades depending on whether they face a street, an alley, or a neighboring building, the three blocks represent a hierarchy of architectural treatments according to their placement within the property. The simpler treatment of the Central block follows this logic. The Central block draws its appearance from the regular pattern of balconies and windows that look out from the units; its materials are consistent with those of the Fair Oaks block and the minor facades of the Green Hotel and Castle Green, without the level of articulation or decoration seen on the street facades of the project. The Central block instead presents a clean appearance moderated by the references to the colors, materials and proportions found elsewhere in the project.

5. *What materials and finishes are proposed and how will they be they be employed to express the permanence of the building and to reinforce the design concept?*

The materials and finishes of the street-facing blocks, the Fair Oaks block and the Dayton block, are distinct from one another due to the team's interpretation of the context that each responds to, as noted above (#2, #4). The primary materials of all of the buildings are stone, stucco, steel, and glass. They are employed according to the concept driving each element of the project.

The Fair Oaks block looks to the buildings of the historic Hotel Green complex and Old Pasadena Historic District for its materials and treatments. The masonry and stucco facing of the Fair Oaks block and the regular pattern of punched window openings are based on the treatment of the facades of the Castle Green and the Green Hotel Apartments. The warm sand-colored stone and stucco of the buildings are derived from the same materials on the historic buildings. The green painted steel elements of the ground floor storefront base carry through the dark green highlights of the cast iron and sheet metal details of the corner block at Green St. and Fair Oaks Ave. The colors, materials and façade treatments are derived from historic surrounding properties and are meant to integrate the building with its historic neighbors. The strong base of the building also differentiates the commercial storefronts, giving them a solid appearance, while the upper stories are reserved for a residential use. The small terraces or balconies, set within the volume, are partially screened with decorative metal panels also used on the Dayton block allowing for light and air to circulate while providing privacy, acknowledging that Fair Oaks Ave. is a relatively busy, urban street where conventional balconies may not be appropriate.



The south façade of the Dayton block apartments will be primarily glass and metal and will filter the light through metal panels with a custom decorative pattern, an interpretation of the play of light and shadow from both plants and structure in 19th century glasshouses. This will allow some shelter on the southern exposure while maintaining views of the park.

6. *What makes the proposed building particular to Pasadena? How does it contribute and respond to Pasadena's architectural legacy and climate?*

The project places new housing within a walkable downtown that is also well-served by transit, including the Metro Gold Line. The project also sits among several unique and distinguishing features of Pasadena: the historic Hotel Green complex and Central Park. Early parks such as Central Park are important features of historic cities and towns throughout Southern California. The park provides more than a backdrop for the project: it offers a verdant view, connects the new building to a historic landscape, and serves a close outlet for outdoor leisure, recreation and play. The park will be further activated by the people who will inhabit the project.

The project in turn introduces new open spaces, with balconies for each unit and roof gardens for the use of all tenants and their guests. The use of roof gardens throughout the project is inspired in part by other buildings in the historic Hotel Green complex. The roof garden of the Castle Green, for example, is one of the more distinctive private spaces in Old Pasadena and provides a unique social space for that building's residents and guests. As the design for the project progresses, these rooftop areas will continue to develop into distinctive outdoor spaces. A rooftop deck with architectural interest and views is one of the great pleasures of urban living, and in Pasadena can be active year-round.

7. *If the proposed building is adjacent to a designated or eligible historic resource, what measures have been employed to ensure that the proposed building responds to, or enhances, the historic resource?*

The project site is located within the boundaries of the Old Pasadena National Register Historic District. It also lies within the Historic Hotel Green National Register listing, which comprises all three properties on the block (subdivided in the 1920s). While two wings of the original hotel stand on the block, a third wing was planned along S. Fair Oaks by Colonel Green who expected the project to continue along Fair Oaks Ave. His plan for expansion of the building down to Dayton St. was not realized.



Historic Central Park will be greatly enhanced by the project, which offers a sense of containment and boundary by placing new housing around the park. The buffer of surrounding streets and street trees allows the design and atmosphere of the park to retain its own internal integrity, while the addition of housing in its surroundings and residents overlooking the park provides added security in the urban environment and a sense of ownership and advocacy for the park. In these ways, the park and the project both benefit from their shared proximity.

The Fair Oaks block will stand as a gateway to the Old Pasadena National Register Historic District, aligned with the Workshops building on the opposite corner of Dayton St. to the west where the historic street frontage of the district ends. The district approached from the south currently lacks a sense of arrival, due in part to the surface parking lot and billboard currently present on the project site. While a number of mature trees are still present, the site lacks other character-defining features from the gardens that occupied it through the mid-century. The proposed building faces the park frontally, echoing the way in which the double-turreted frontage of the Castle Green faces the park at the east end of the block at S. Raymond Ave.

The proposed project takes its design cues from its surroundings through its scale; its materials such as stone, stucco and metal; its sand and dark green colors; its punched window openings on the Fair Oaks and Central blocks; and its mix of uses, with commercial storefronts continued down the Fair Oaks frontage and residential units populating most of the building. In deference to their historic dominance of Old Pasadena, the height of the project is maintained below that of the adjacent historic buildings of the historic Hotel Green complex.

8. *What green building measures, including passive environmental control strategies and/or active environmental control systems, does the building incorporate into its design?*

The project is ideally located for urban housing due to the proximity of services, retail, restaurants and entertainment in its surroundings. In a time of tremendous need for additional housing, the project expands the residential base of Old Pasadena and taps into the network of services already developing to serve the population of this neighborhood. Density promotes a sustainable urban environment by encouraging walkability and less dependence on cars. In order to support this proposition, the project is located within two blocks of the Metro Del Mar Gold Line Station connecting the project to Downtown Los Angeles and the rest of the region. Bike storage is supplied on site for the use of residents. Solar panels will occupy the rooftop of the Central block where the rooftop is less desirable for other uses.

NO.	DESCRIPTION	DATE
REVISIONS		

CENTRAL PARK APARTMENTS

86 S FAIR OAKS
PASADENA, CA 91105

SHEET TITLE
DESIGN NARRATIVE

ISSUANCE
PREDEVELOPMENT PLANNING REVIEW
7/20/2017

PROJ. NO.
16099

DRAWN
JA/AP

CHECKED
CS

DRAWING NO.
T2.05

NO.	DESCRIPTION	DATE
REVISIONS		

**CENTRAL PARK
APARTMENTS**

86 S FAIR OAKS
PASADENA, CA 91105

SHEET TITLE

EXISTING SITE PLAN

ISSUANCE

PREDEVELOPMENT PLANNING REVIEW

7/20/2017

PROJ. NO.
16099

DRAWN
AP/JA

CHECKED
CS

DRAWING NO.

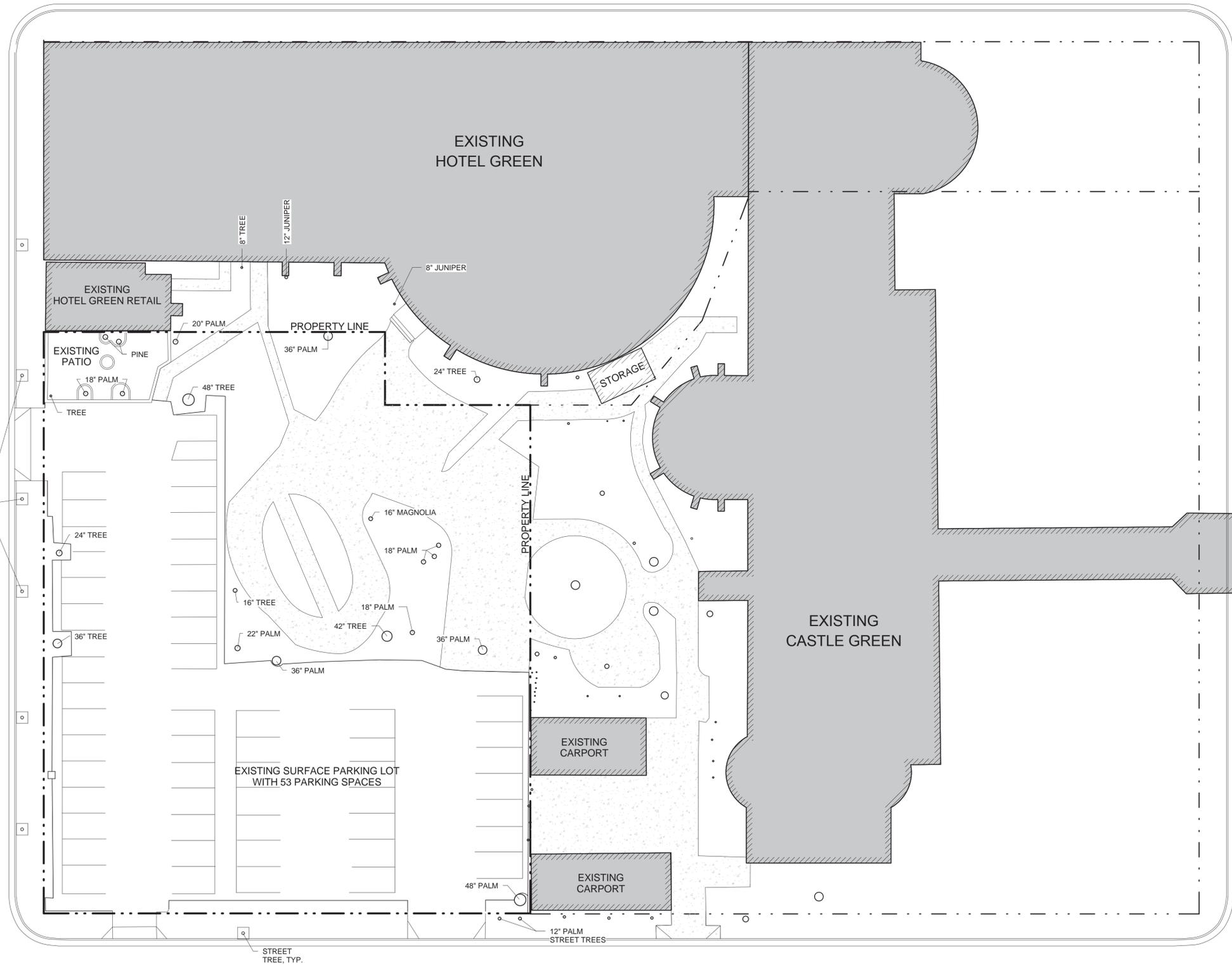
AD1.00

GREEN STREET

FAIR OAKS AVENUE

RAYMOND AVENUE

DAYTON STREET



NO.	DESCRIPTION	DATE
REVISIONS		

CENTRAL PARK APARTMENTS

86 S FAIR OAKS
PASADENA, CA 91105

SHEET TITLE
PROPOSED SITE PLAN

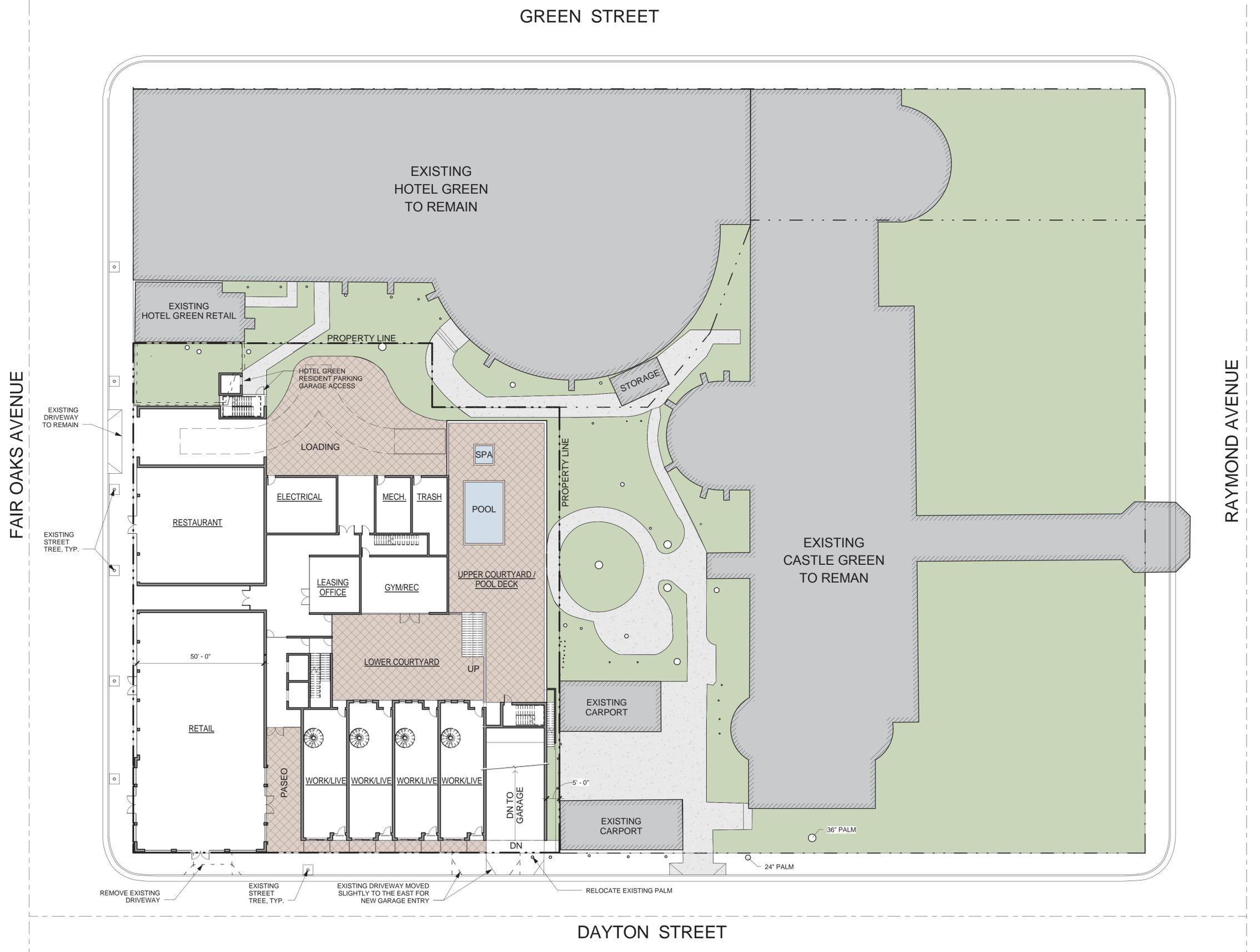
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PREDEVELOPMENT PLANNING REVIEW
7/20/2017

PROJ. NO.
16099

DRAWN
AP/JA

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CS

DRAWING NO.
A1.00



NO.	DESCRIPTION	DATE
REVISIONS		

CENTRAL PARK APARTMENTS

86 S FAIR OAKS
PASADENA, CA 91105

SHEET TITLE
GROUND FLOOR PLAN

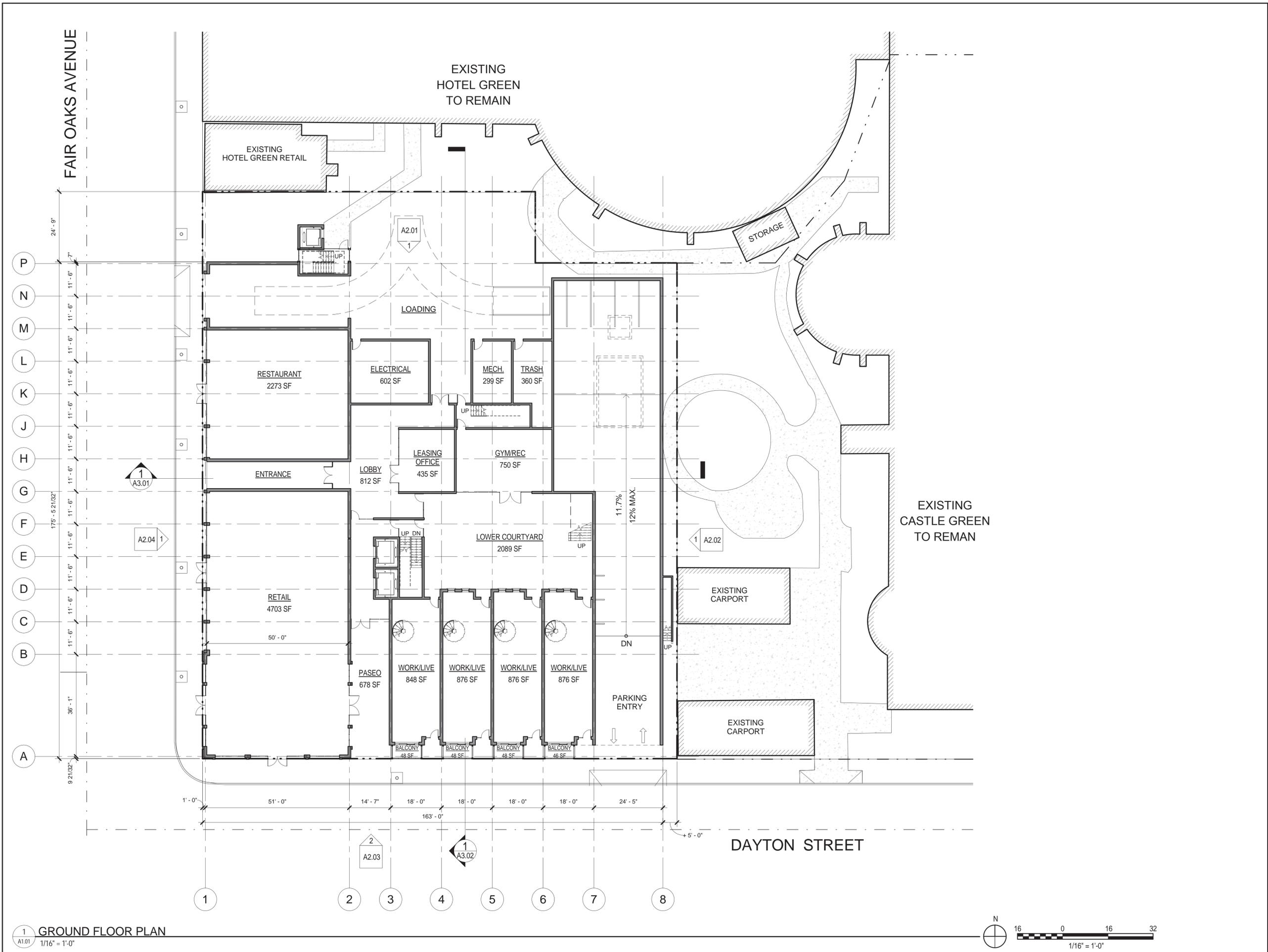
ISSUANCE
PREDEVELOPMENT PLANNING REVIEW
7/20/2017

PROJ. NO.
16099

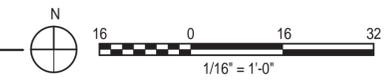
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CHECKED
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DRAWING NO.
A1.01



1 GROUND FLOOR PLAN
1/16" = 1'-0"



NO.	DESCRIPTION	DATE
REVISIONS		

CENTRAL PARK APARTMENTS

86 S FAIR OAKS
PASADENA, CA 91105

SHEET TITLE
SECOND FLOOR PLAN

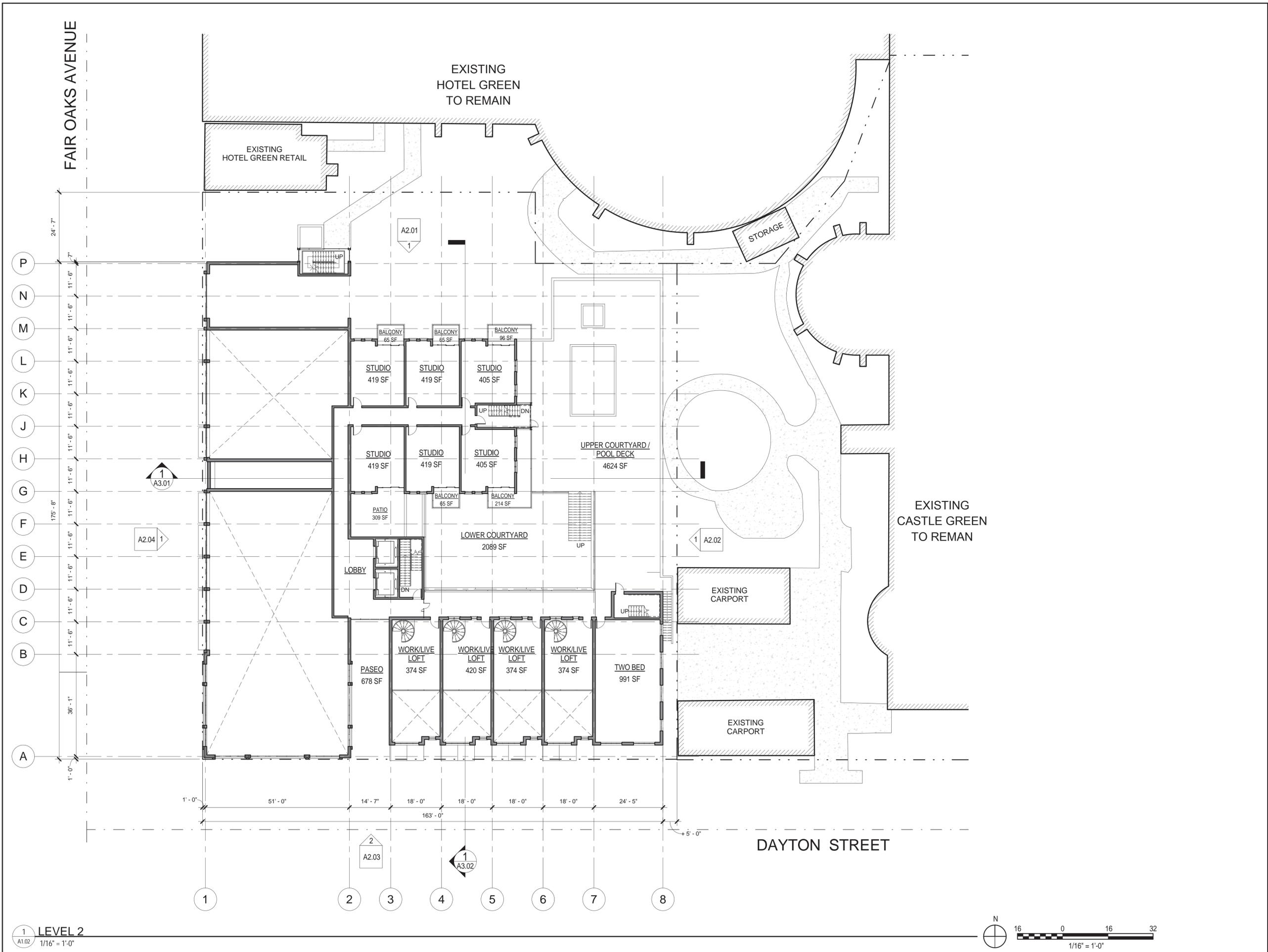
ISSUANCE
PREDEVELOPMENT PLANNING REVIEW
7/20/2017

PROJ. NO.
16099

DRAWN
AP/JA

CHECKED
CS

DRAWING NO.
A1.02



NO.	DESCRIPTION	DATE
REVISIONS		

CENTRAL PARK APARTMENTS

86 S FAIR OAKS
PASADENA, CA 91105

SHEET TITLE
THIRD FLOOR PLAN

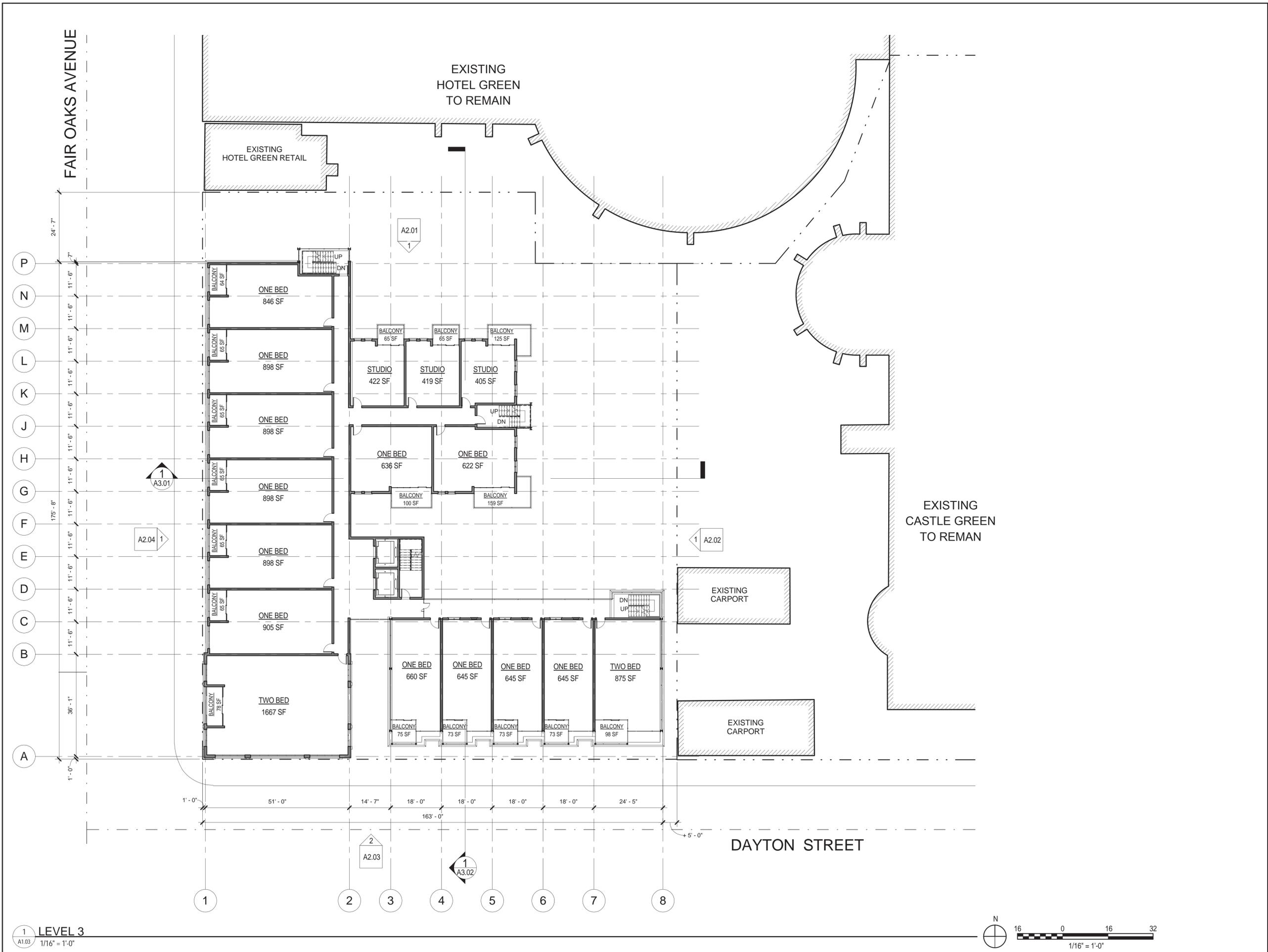
ISSUANCE
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7/20/2017

PROJ. NO.
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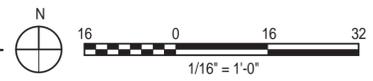
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DRAWING NO.
A1.03



1 LEVEL 3
A1.03 1/16" = 1'-0"



FAIR OAKS AVENUE

EXISTING HOTEL GREEN TO REMAIN

EXISTING HOTEL GREEN RETAIL

EXISTING CASTLE GREEN TO REMAN

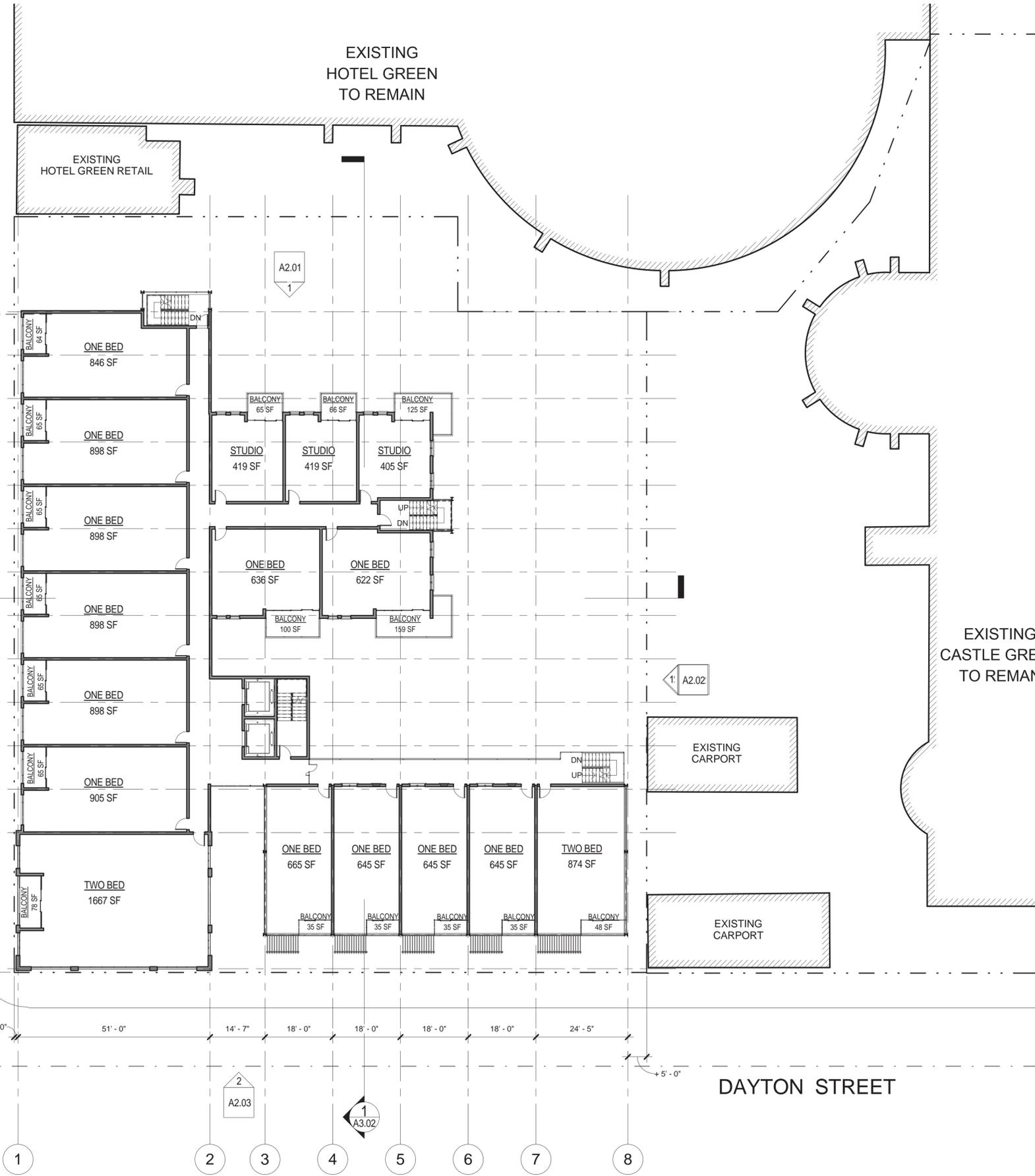
EXISTING CARPORT

EXISTING CARPORT

DAYTON STREET

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A3.01

A2.04

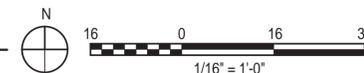
A2.01

A2.02

2
A2.03

1
A3.02

1
A1.04
LEVEL 4
1/16" = 1'-0"



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NO.	DESCRIPTION	DATE
REVISIONS		

CENTRAL PARK APARTMENTS

86 S FAIR OAKS
PASADENA, CA 91105

SHEET TITLE
FOURTH FLOOR PLAN

ISSUANCE
PREDEVELOPMENT PLANNING REVIEW
7/20/2017

PROJ. NO.
16099

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CS

DRAWING NO.
A1.04

NO.	DESCRIPTION	DATE
REVISIONS		

CENTRAL PARK APARTMENTS

86 S FAIR OAKS
PASADENA, CA 91105

SHEET TITLE
SIXTH FLOOR PLAN

ISSUANCE
PREDEVELOPMENT PLANNING REVIEW
7/20/2017

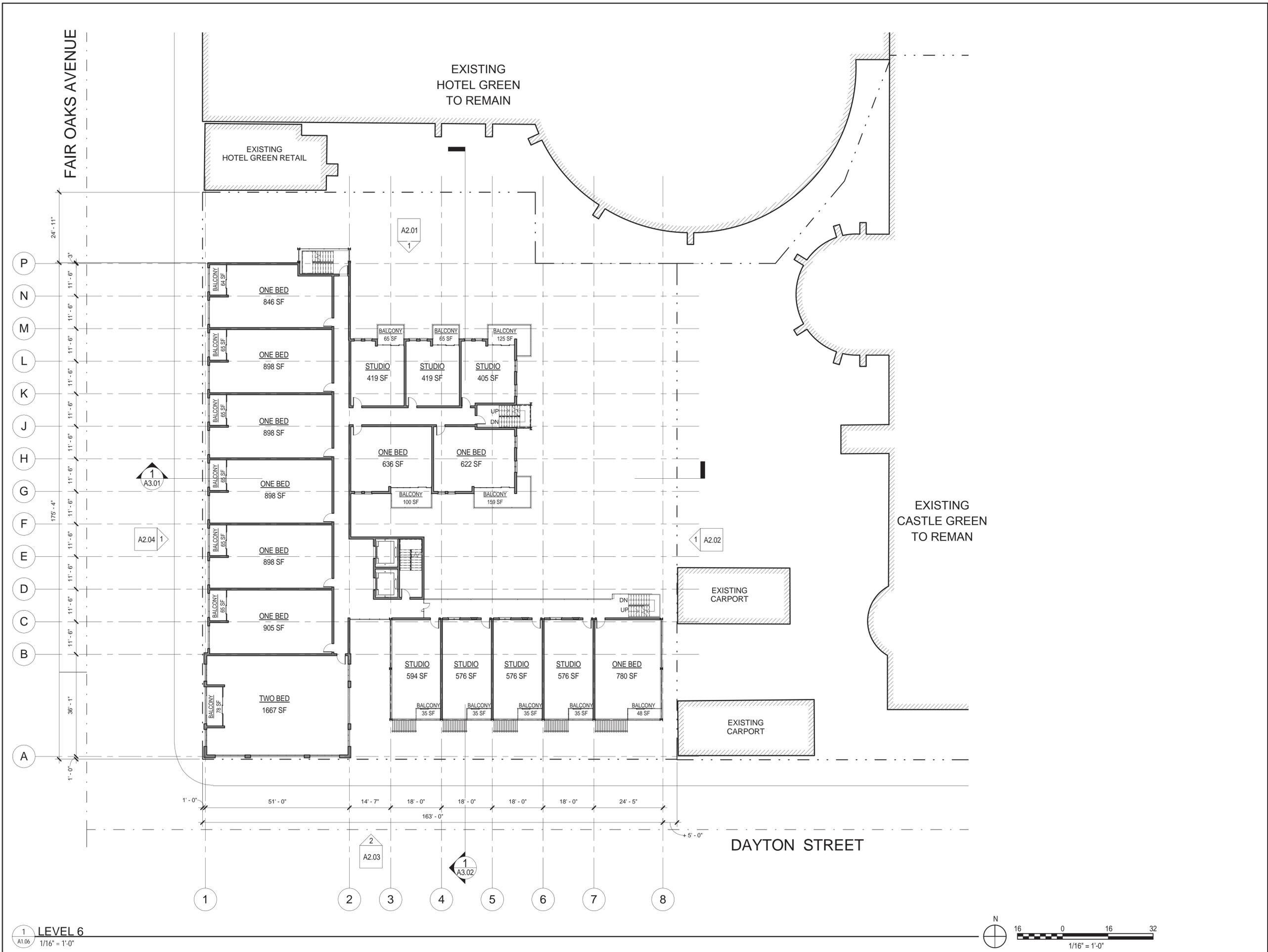
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DRAWING NO.

A1.06



NO.	DESCRIPTION	DATE
REVISIONS		

CENTRAL PARK APARTMENTS

86 S FAIR OAKS
PASADENA, CA 91105

SHEET TITLE
SEVENTH FLOOR PLAN

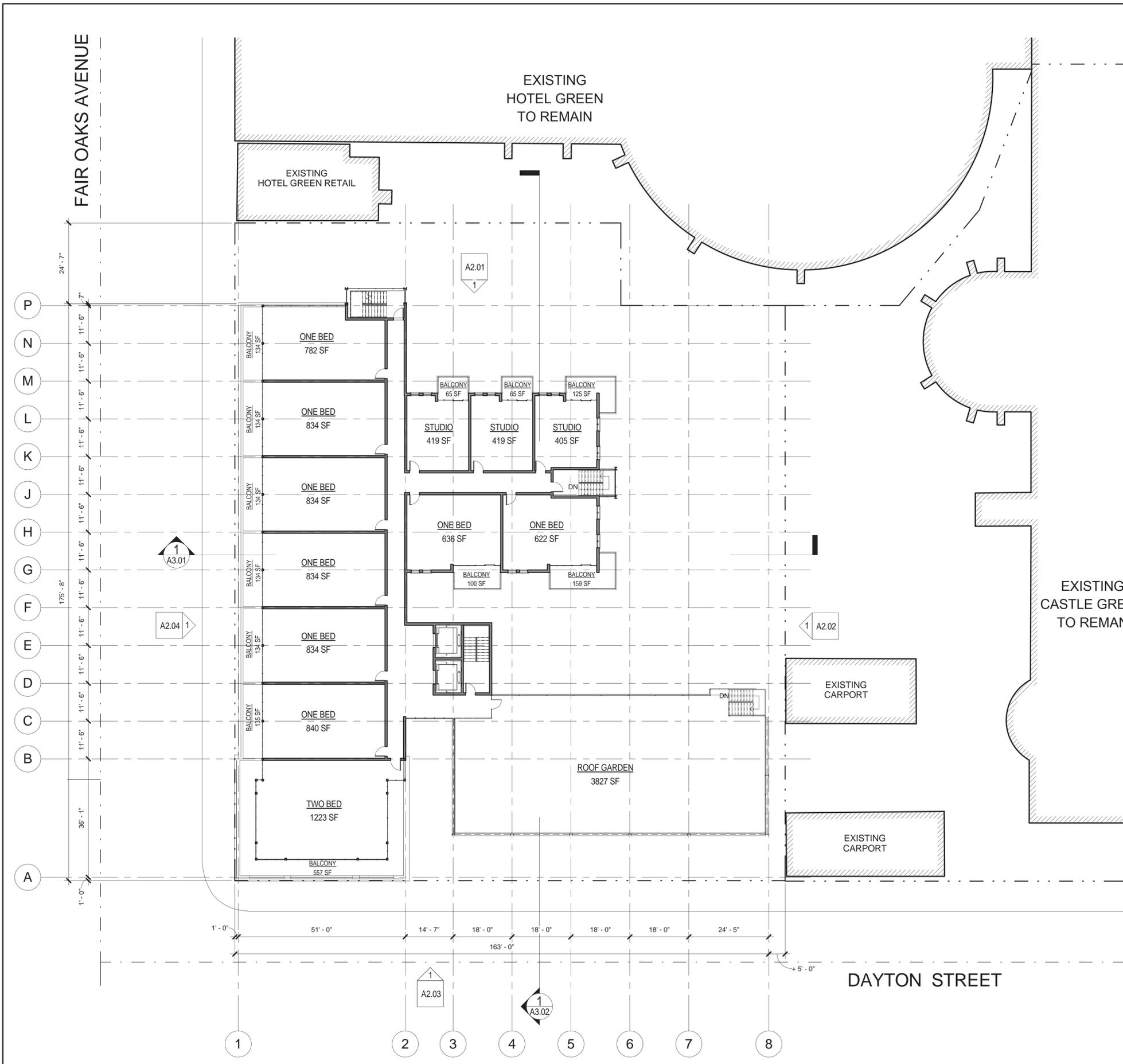
ISSUANCE
PREDEVELOPMENT PLANNING REVIEW
7/20/2017

PROJ. NO.
16099

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CS

DRAWING NO.
A1.07



NO.	DESCRIPTION	DATE
REVISIONS		

CENTRAL PARK APARTMENTS

86 S FAIR OAKS
PASADENA, CA 91105

SHEET TITLE
ROOF PLAN

ISSUANCE
PREDEVELOPMENT PLANNING REVIEW
7/20/2017

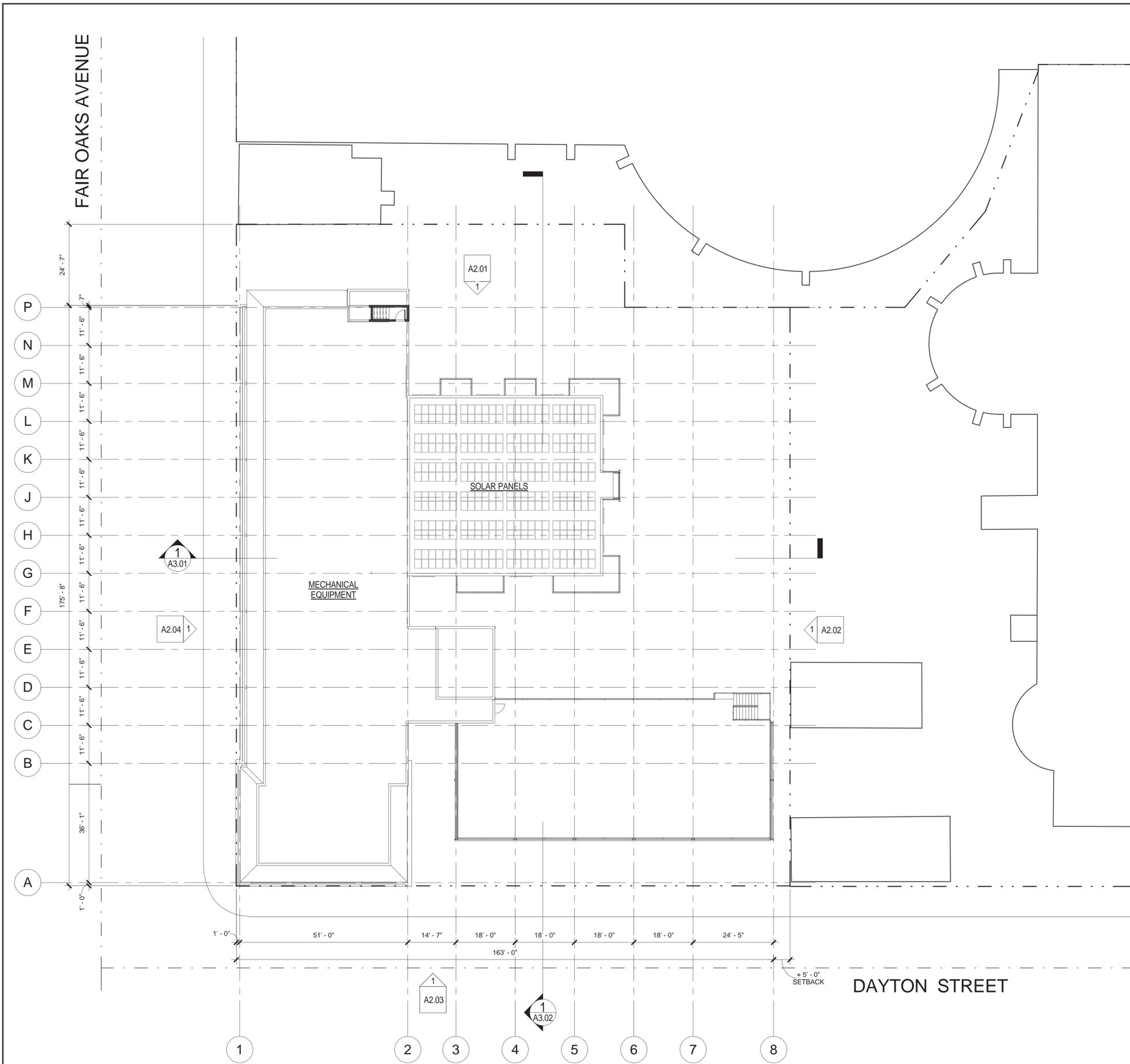
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DRAWING NO.

A1.08



NO.	DESCRIPTION	DATE
REVISIONS		

CENTRAL PARK APARTMENTS

86 S FAIR OAKS
PASADENA, CA 91105

SHEET TITLE
PARKING LEVEL 1 PLAN

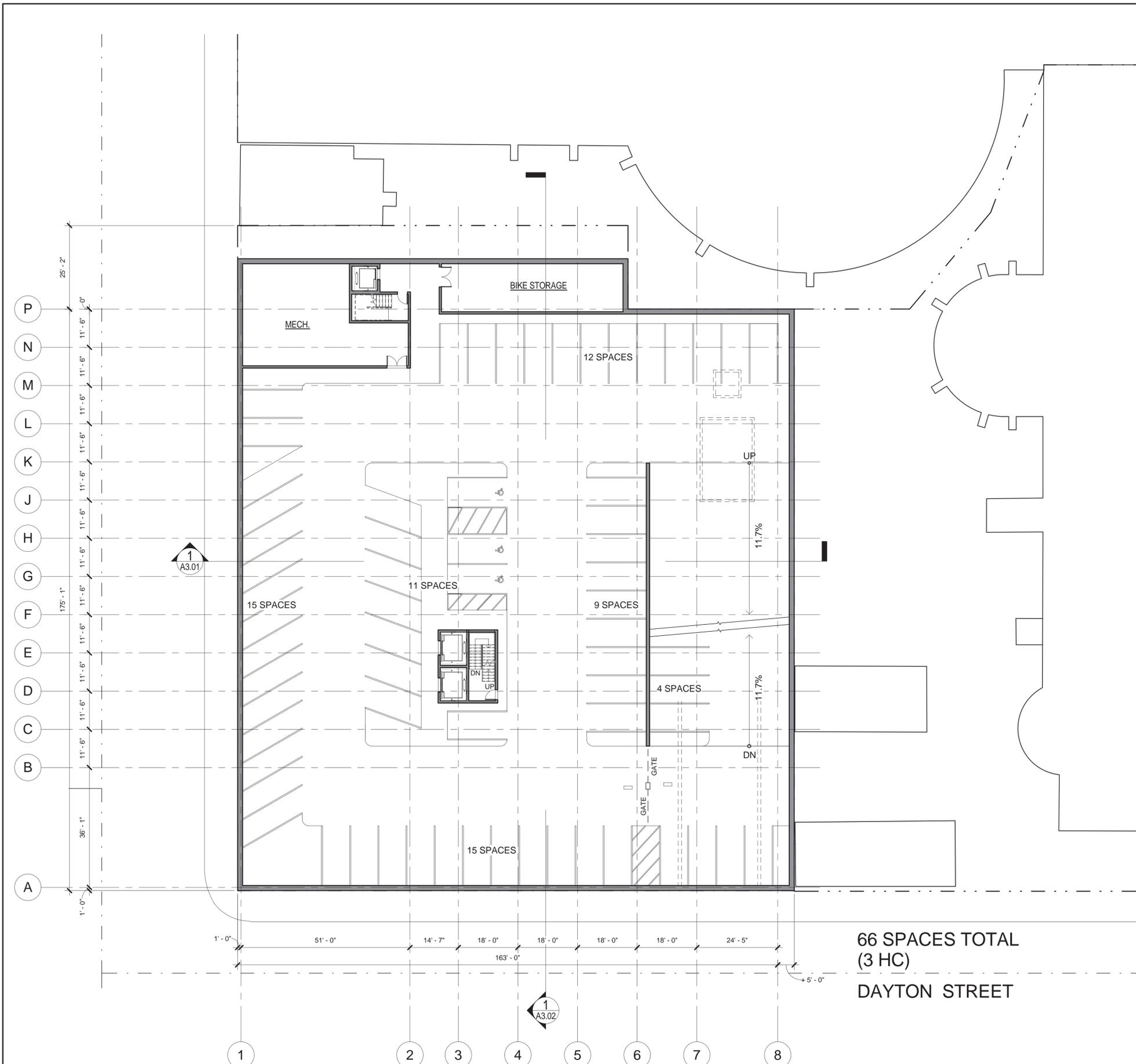
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7/20/2017

PROJ. NO.
16099

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A1.09



**66 SPACES TOTAL
(3 HC)
DAYTON STREET**

NO.	DESCRIPTION	DATE
REVISIONS		

CENTRAL PARK APARTMENTS

86 S FAIR OAKS
PASADENA, CA 91105

SHEET TITLE
PARKING LEVEL 2 PLAN

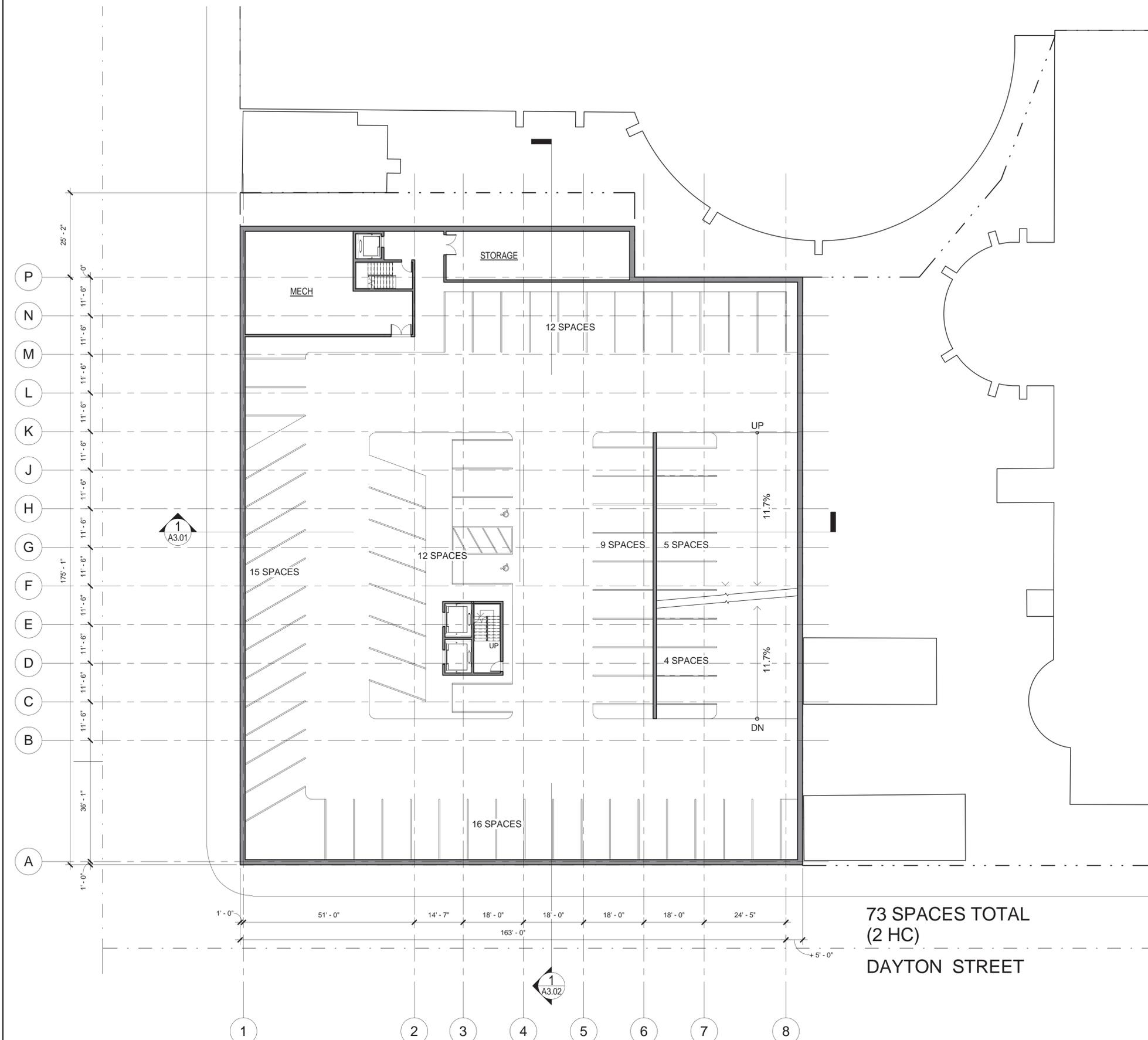
ISSUANCE
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7/20/2017

PROJ. NO.
16099

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AP/JA

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CS

DRAWING NO.
A1.10



**73 SPACES TOTAL
(2 HC)
DAYTON STREET**

NO.	DESCRIPTION	DATE
REVISIONS		

CENTRAL PARK APARTMENTS

86 S FAIR OAKS
PASADENA, CA 91105

SHEET TITLE
PARKING LEVEL 3 PLAN

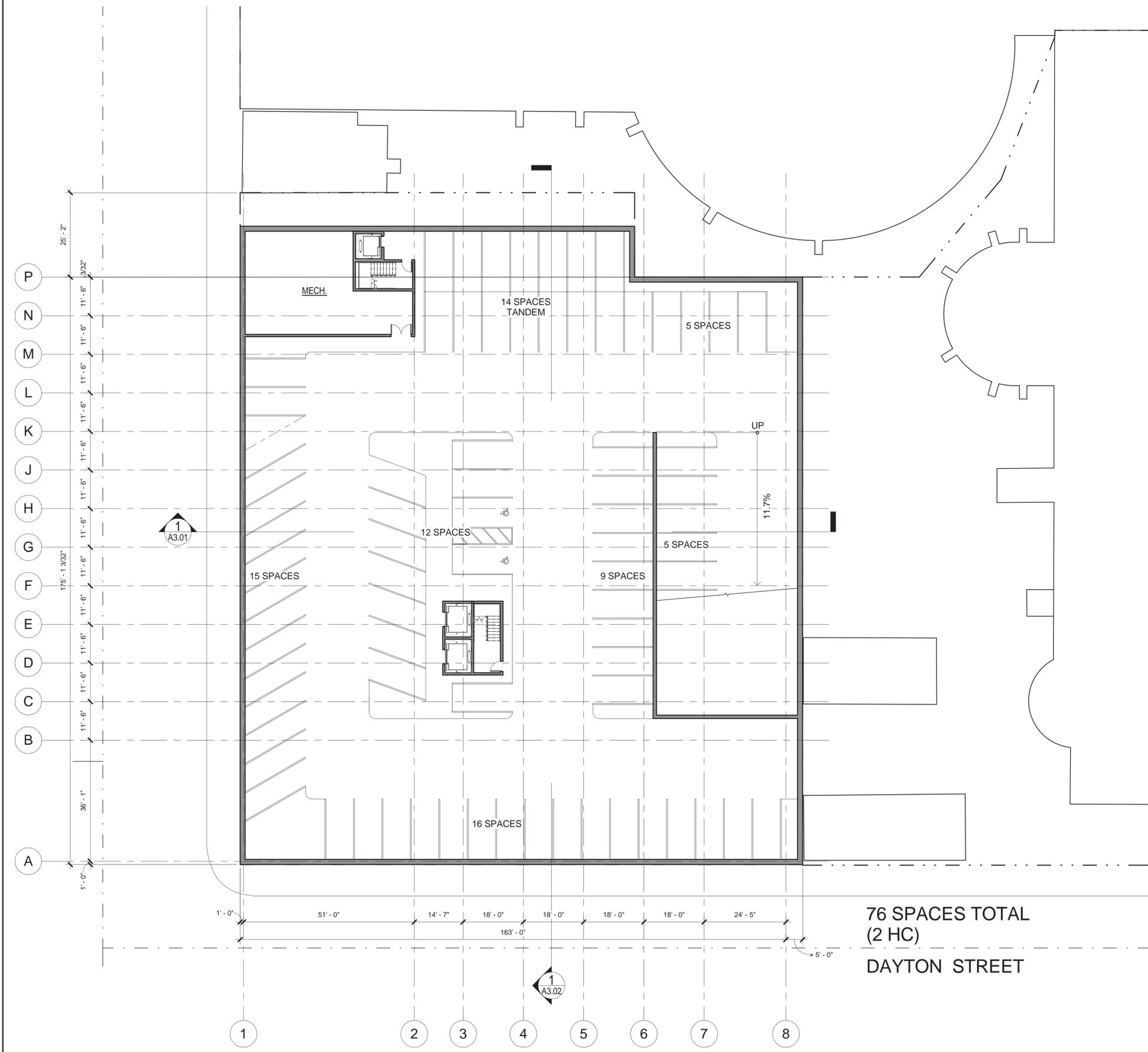
ISSUANCE
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7/20/2017

PROJ. NO.
16099

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DRAWING NO.
A1.11



**76 SPACES TOTAL
(2 HC)
DAYTON STREET**

NO.	DESCRIPTION	DATE
REVISIONS		

CENTRAL PARK APARTMENTS

86 S FAIR OAKS
PASADENA, CA 91105

SHEET TITLE
NORTH BUILDING
ELEVATION

ISSUANCE
PREDEVELOPMENT PLANNING REVIEW
7/20/2017

PROJ. NO.
16099
DRAWN
AP/JA
CHECKED
CS

DRAWING NO.
A2.01



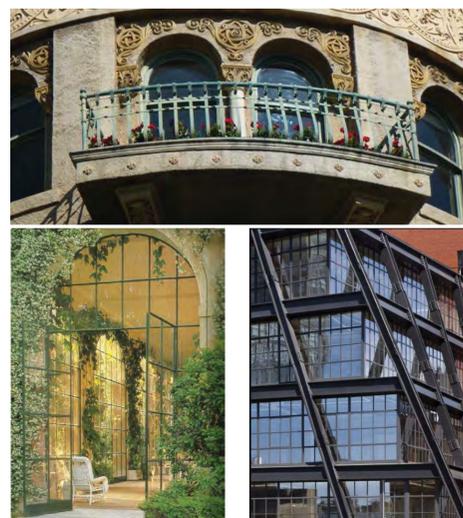
1 NORTH ELEVATION
A2.01
1/8" = 1'-0"



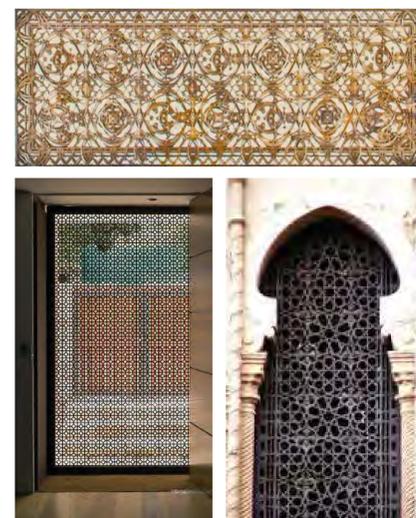
A Smooth Finish Stone



B GFRc Decorative Panels



C Painted Green Steel Structural & Curtain Wall



D Decorative Metal Screens



E Light Colored Plaster Finish with Punched Openings

NO.	DESCRIPTION	DATE
REVISIONS		

CENTRAL PARK APARTMENTS

86 S FAIR OAKS
PASADENA, CA 91105

SHEET TITLE
EAST BUILDING
ELEVATION

ISSUANCE
PREDEVELOPMENT PLANNING REVIEW
7/20/2017

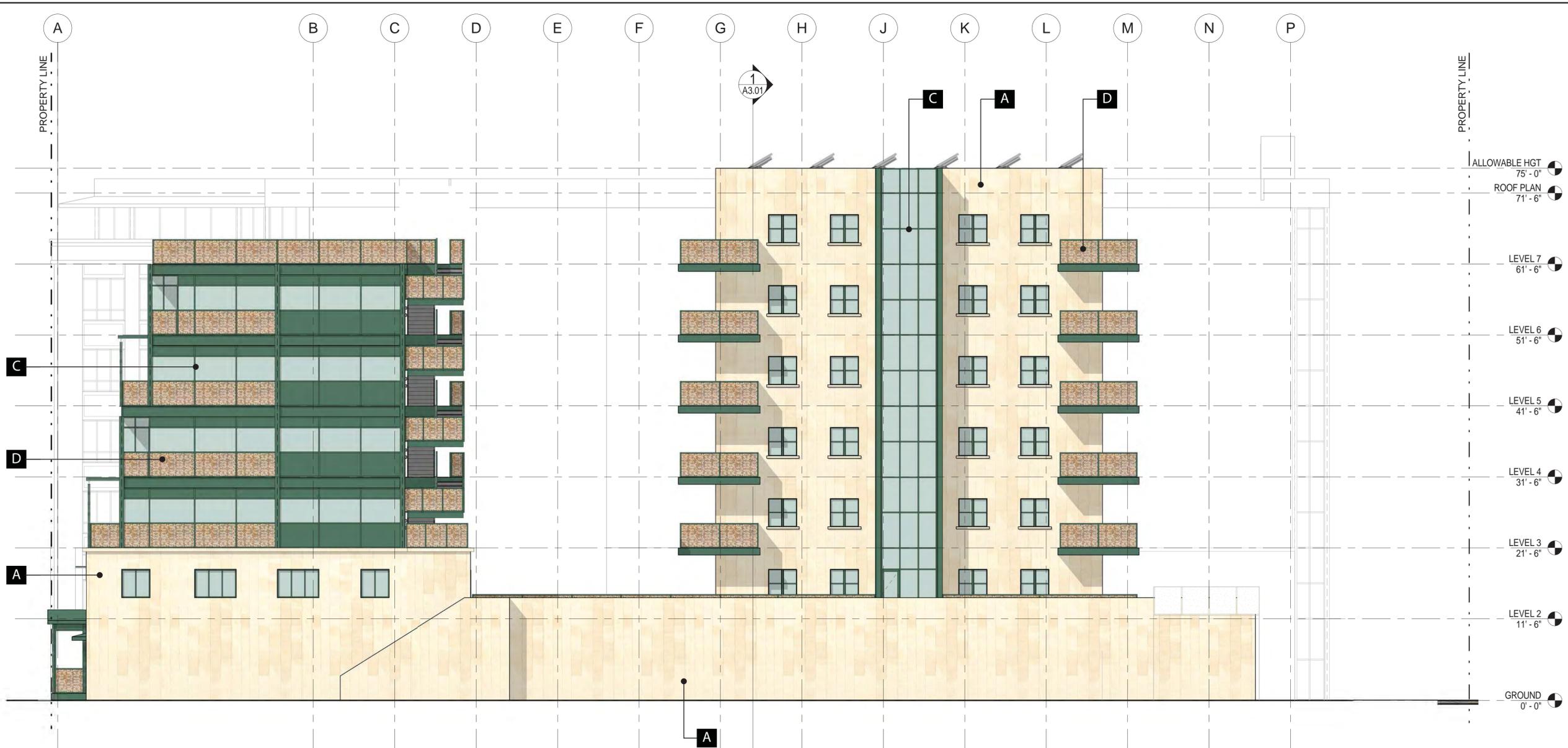
PROJ. NO.
16099

DRAWN
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DRAWING NO.

A2.02



2 EAST ELEVATION
A2.02 1/8" = 1'-0"



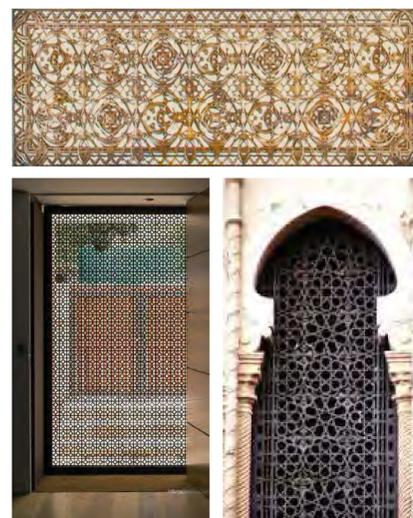
A Smooth Finish Stone



B GFRc Decorative Panels



C Painted Green Steel Structural & Curtain Wall



D Decorative Metal Screens



E Light Colored Plaster Finish with Punched Openings

NO.	DESCRIPTION	DATE
REVISIONS		

CENTRAL PARK APARTMENTS

86 S FAIR OAKS
PASADENA, CA 91105

SHEET TITLE
SOUTH BUILDING
ELEVATION

ISSUANCE
PREDEVELOPMENT PLANNING REVIEW
7/20/2017

PROJ. NO.
16099
DRAWN
AP/JA
CHECKED
CS

DRAWING NO.
A2.03



2 SOUTH ELEVATION
A2.03 1/8" = 1'-0"



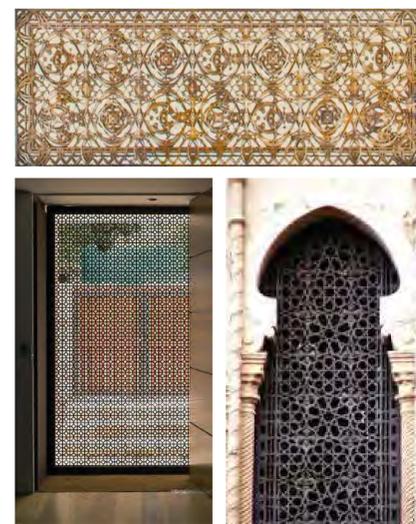
A Smooth Finish Stone



B GFRc DECORATIVE PANELS



C PAINTED GREEN STEEL STRUCTURAL & CURTAIN WALL



D DECORATIVE METAL SCREENS



E LIGHT COLORED PLASTER FINISH WITH PUNCHED OPENINGS

NO.	DESCRIPTION	DATE
REVISIONS		

CENTRAL PARK APARTMENTS

86 S FAIR OAKS
PASADENA, CA 91105

SHEET TITLE
WEST BUILDING
ELEVATION

ISSUANCE
PREDEVELOPMENT PLANNING REVIEW
7/20/2017

PROJ. NO.
16099

DRAWN
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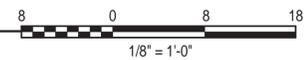
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DRAWING NO.

A2.04



1 WEST ELEVATION
A2.04 1/8" = 1'-0"



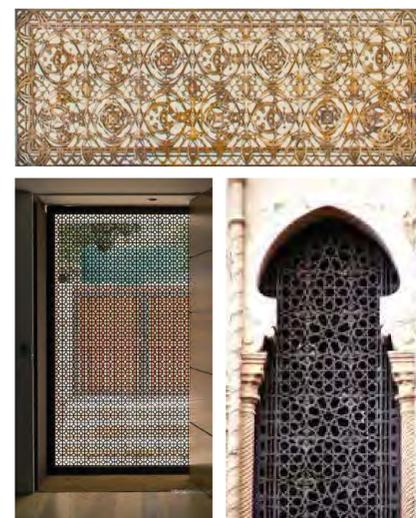
A Smooth Finish Stone



B GFRC DECORATIVE PANELS



C PAINTED GREEN STEEL STRUCTURAL & CURTAIN WALL



D DECORATIVE METAL SCREENS



E LIGHT COLORED PLASTER FINISH WITH PUNCHED OPENINGS

NO.	DESCRIPTION	DATE
REVISIONS		

CENTRAL PARK APARTMENTS

86 S FAIR OAKS
PASADENA, CA 91105

SHEET TITLE
BUILDING SECTION

ISSUANCE
PREDEVELOPMENT PLANNING REVIEW
7/20/2017

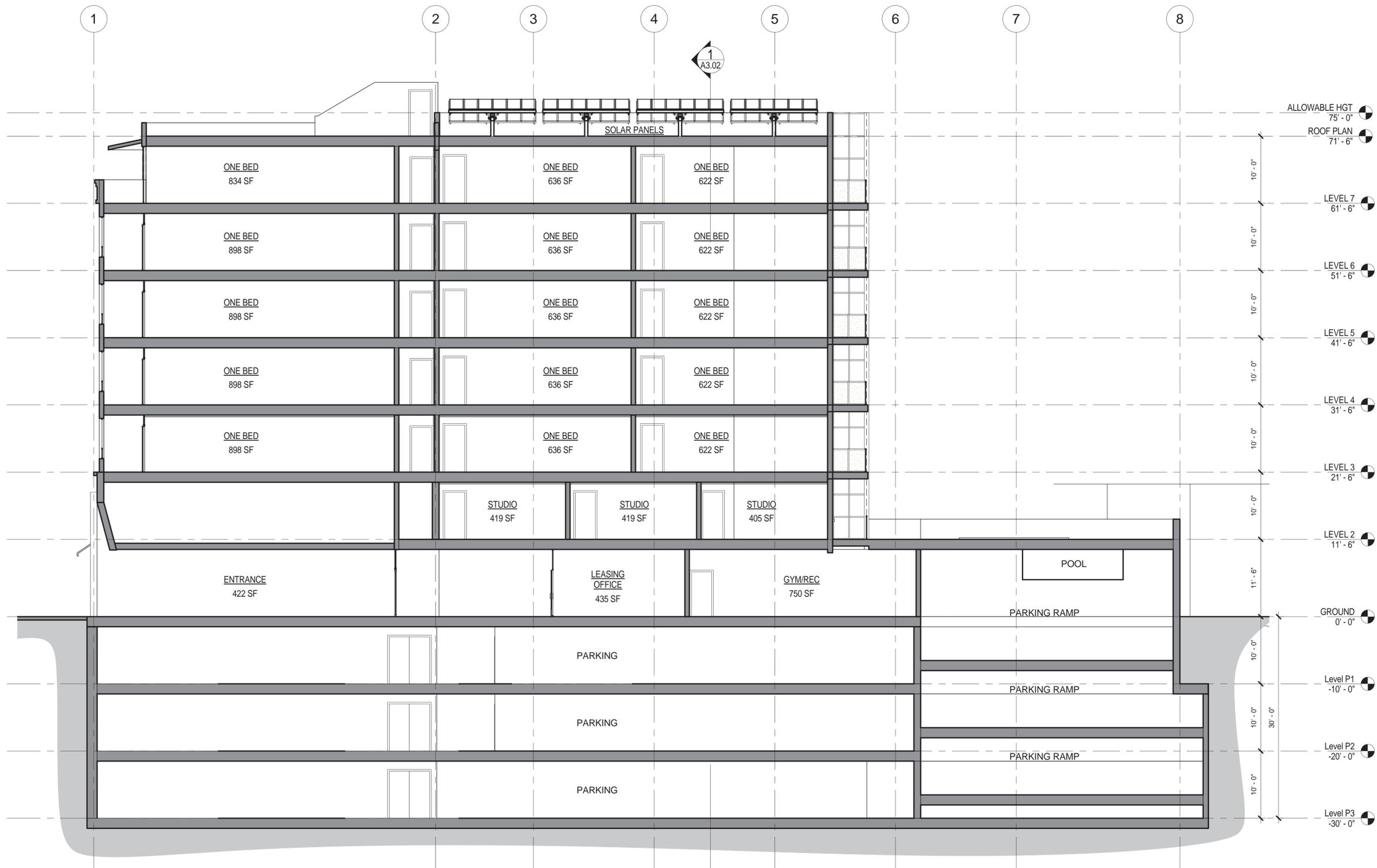
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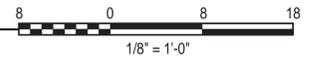
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DRAWING NO.

A3.01



1 EAST-WEST SITE SECTION
A3.01 1/8" = 1'-0"



NO.	DESCRIPTION	DATE
REVISIONS		

CENTRAL PARK APARTMENTS

86 S FAIR OAKS
PASADENA, CA 91105

SHEET TITLE
BUILDING SECTION

ISSUANCE
PREDEVELOPMENT PLANNING REVIEW
7/20/2017

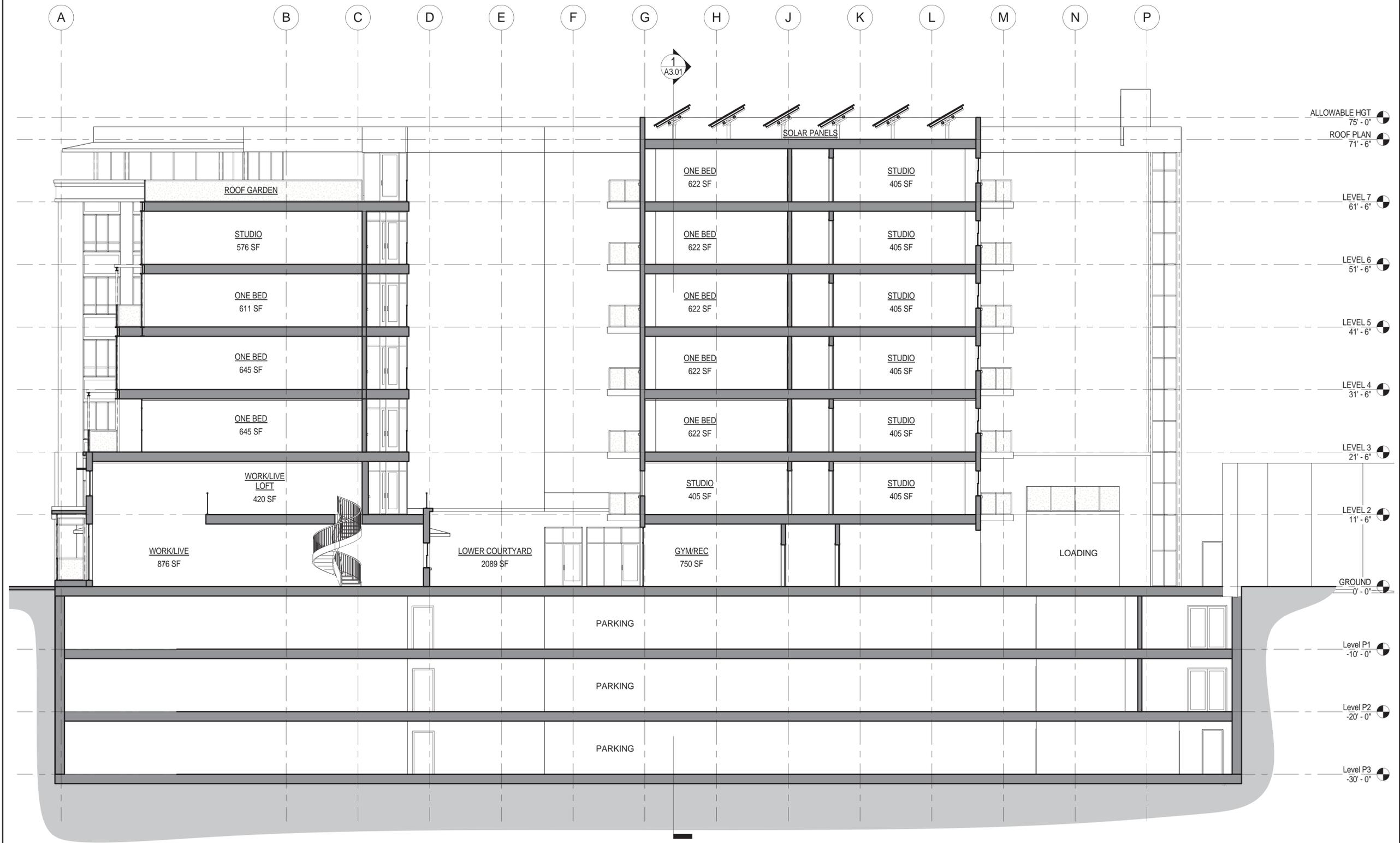
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AP/JA

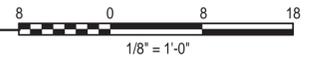
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DRAWING NO.

A3.02



1 NORTH-SOUTH SECTION
A3.02 1/8" = 1'-0"





1 FAIR OAKS VIEW LOOKING NORTH
A4.00



2 FAIR OAKS VIEW LOOKING SOUTH
A4.00

NO.	DESCRIPTION	DATE
REVISIONS		

CENTRAL PARK APARTMENTS

86 S FAIR OAKS
PASADENA, CA 91105

SHEET TITLE

3D VIEWS

ISSUANCE
PREDEVELOPMENT PLANNING REVIEW

7/20/2017

PROJ. NO.
16099

DRAWN
AP/JA

CHECKED
CS

DRAWING NO.

A4.00

NO.	DESCRIPTION	DATE
REVISIONS		

**CENTRAL PARK
APARTMENTS**

86 S FAIR OAKS
PASADENA, CA 91105

SHEET TITLE

3D VIEWS

ISSUANCE
PREDEVELOPMENT PLANNING REVIEW

7/20/2017

PROJ. NO.
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DRAWN
AP/JA

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CS

DRAWING NO.

A4.01



1 RAYMOND VIEW LOOKING NORTH
A4.01



2 COURTYARD VIEW FROM CASTLE GREEN
A4.01