



770 E GREEN STREET, PASADENA

STANFORD PASADENA, LLC



EPTDESIGN

Project Description: : Demolition of existing commercial building and surface parking lot to construct a 3, 4, and 6-level mixed-use development consisting of 273 units, of which 11% would be set aside for very low income residents, approximately 20,000 SF of commercial floor area, 2 levels of subterranean parking, and an 10,000 SF landscaped corner park at the corner of E. Green St and S. Oak Knoll Ave.

Unit Type	Program	No. of Units	Mix per Product	Net Area (SF)	* Parking
S1	STUDIO	18	6.6%	556	18
S1L	STUDIO w/LOFT	2	0.7%	834	3
S1.1	STUDIO	20	7.3%	604	20
S1.1L	STUDIO w/LOFT	2	0.7%	906	3
S2	STUDIO	9	3.3%	523	9
S3	STUDIO	9	3.3%	593	9
A1	1BD/1BA	76	27.8%	699	114
A1L	1BD/1BA w/LOFT	12	4.4%	1,049	18
A2	1BD/1BA	30	11.0%	698	45
A2L	1BD/1BA w/LOFT	5	1.8%	1,047	8
A3	1BD/1BA	10	3.7%	744	15
A3L	1BD/1BA w/LOFT	2	0.7%	967	3
B1	2BD/2BA	17	6.2%	1,056	26
B1.1	2BD/2BA	11	4.0%	1,067	17
B1.1L	2BD/2BA w/LOFT	1	0.4%	1,601	2
B2	2BD/2BA	30	11.0%	1,119	45
B3	2BD/2BA	6	2.2%	1,124	9
B4	2BD/2BA	2	0.7%	1,003	3
B5L	2BD/2BA w/LOFT	1	0.4%	1,671	2
B6	2BD/2BA	5	1.8%	1,270	8
C1	3BD/2BA	3	1.1%	1,441	5
C2	3BD/2BA	2	0.7%	1,451	3
Total		273	100%	Total Area 225,723 SF	382
				Ave. Unit SF 827 SF	
Commercial	COMMERCIAL 1			14,843 SF	40
	COMMERCIAL 2			4,891 SF	13
Amenities	LEASING OFFICE			2,403 SF	
	FITNESS			3,710 SF	N/A
	CLUBROOM			4,518 SF	
Community Space	POOL COURTYARD			20,677 SF	
	POCKET PARK			10,525 SF	
	ROOF TERRACE AT LEVEL 2			2,566 SF	
	ROOF TERRACE AT LEVEL 6			1,146 SF	
	GROUND LEVEL YARD			2,100 SF	
	Total Area of Community Space			37,014 SF	N/A
	Guest Parking				28
	Total Combined Parking				463

ZONING: CD-4

Central District Specific Plan and T.O.D.
Gross Lot Area : 101,650 SF 2.33 ACRE

FAR
Target: 3.00 FAR 304,950 SF
Provided: 3.00 FAR 304,836 SF

DENSITY
Proposed: 87 DU/ acre = 87 x 2.33 acres = 203 Units
With 35 % Density Bonus = 273 Units

Proposed: 273 Units (Avg 827 SF/ DU 225,723 SF)

REQUIRED SETBACKS
Commercial: None
Residential: See Zoning Analysis Sheet

COMMUNITY SPACE REQUIRED:
Required: 150sf x # Units 150sf x 273
Communi

TOTAL COMMUNITY SPACE REQUIRED: 40,950 SF

COMMUNITY SPACE PROVIDED:
Yards and Pocket Park= 12,625 SF
Pool Courtyard = 20,677 SF
Max Indoor Rec Space Usable for Total CS = 0 SF
Rooftop Terrace = 3,712 SF
Total Common CS 37,014 SF

Number of Private Decks (36 units x 35 SF) = 1,260 SF
Number of Private Decks (204 units x 70 SF) = 14,280 SF
Number of Private Decks (4 units x 80 SF) = 320 SF
Number of Private Decks (2 units x 300 SF) = 600 SF

Max Private Outdoor Space Usable for total C <30% TOTAL
Total 52,874 SF

Overview of Project:	
ALLOWED / REQUIRED PER CD-4	PROPOSED SCHEME
Number of Units: (35% Density Bonus) : 273	Number of Units: 273 Units
Maximum Height: 35' at Green / S Oak Knoll 35' at Green / Hudson 60' (65') at S Oak Knoll 50' (65') at Hudson	Proposed Height: 63'-0" at Green / S Oak Knoll (Measured from 45'-0" at Green / Hudson lowest existing 77'-0" at S Oak Knoll grade plane) 82'-0" at Hudson
FAR: 2.25	FAR: 3.00
Total Floor Area: 304,950SF	Total Floor Area: 304,836 SF
Community space: 40,950 SF	Community space: 52,874 SF
On-site parking: 53 Retail / Commercial 410 Residential	On-site parking: 53 Retail / Commercial 410 Residential

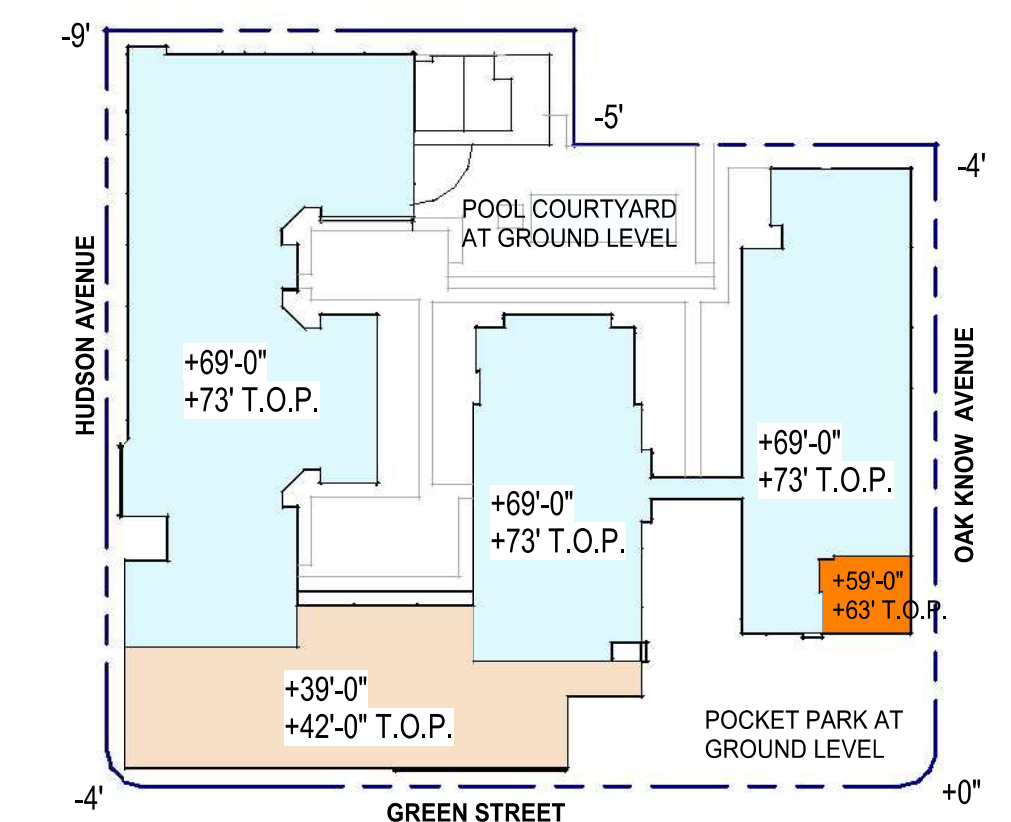
RESIDENTIAL PARKING:
Required: 410 Spaces (Resident and Guest)
Proposed: 354 Standard Prime Spaces
40 Tandem Spaces (<30% Total)
8 EV
8 ADA
Total 410 Spaces

RETAIL PARKING:
Required: 53 Spaces
Proposed: 48 Spaces
2 EV
3 ADA
Total 53 Spaces

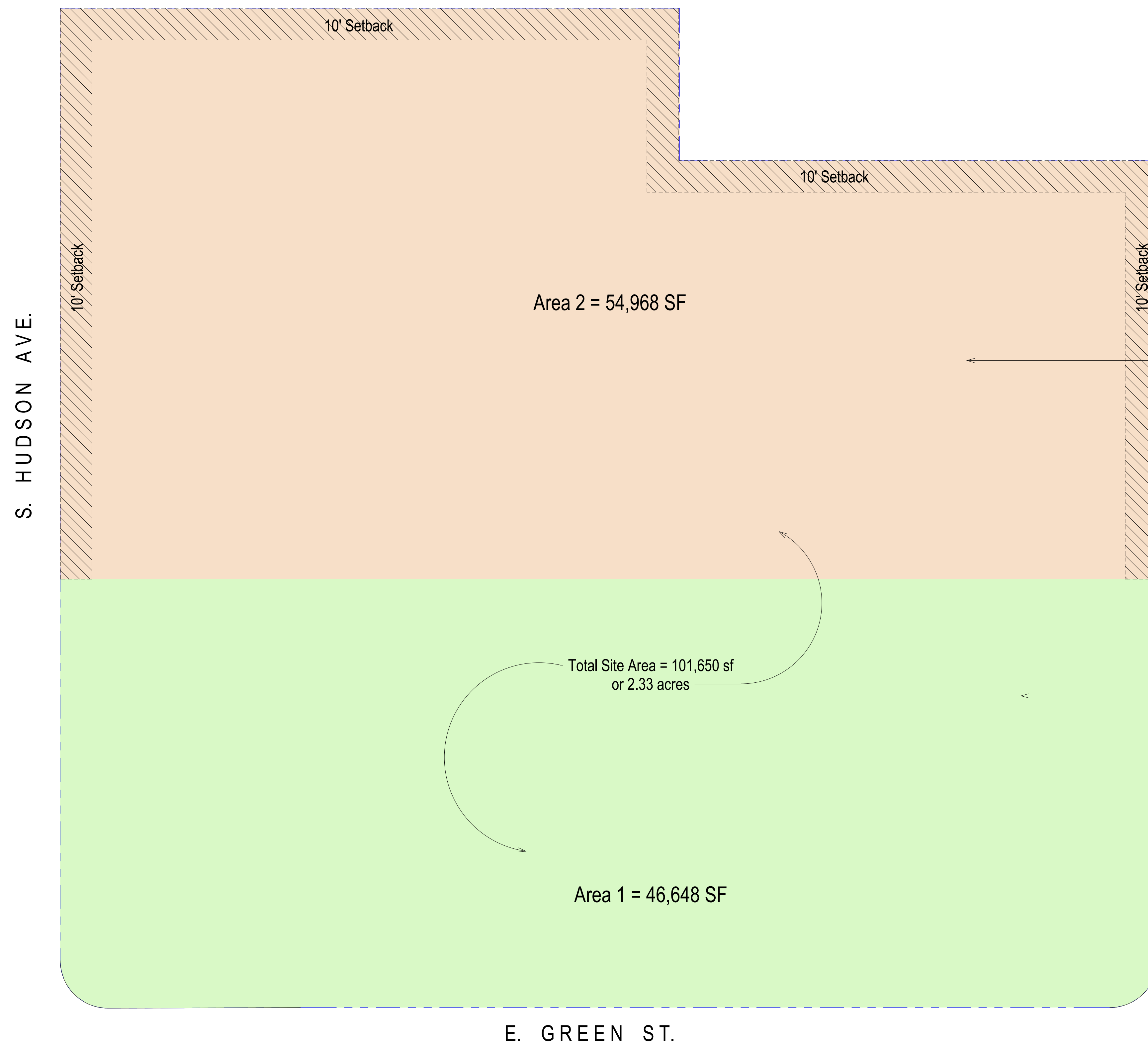
Total Parking Proposed (Resident +Commercial) 463 Prime Spaces

BICYCLE PARKING REQUIRED:
Required: Commercial 3 Residential 46

BUILDING HEIGHT DIAGRAM:



*** Note: Parking (TOD)**
Retail:
3 spaces/1,000 SF, then reduce by 10%
Residential
1 space/unit if less than 650 SF, up to a max. of 1.25 spaces/unit
1.5 spaces/unit if 650 SF or more, up to a max. of 1.75 spaces/unit
1 guest parking /10 units
2 EV (10 Provided)

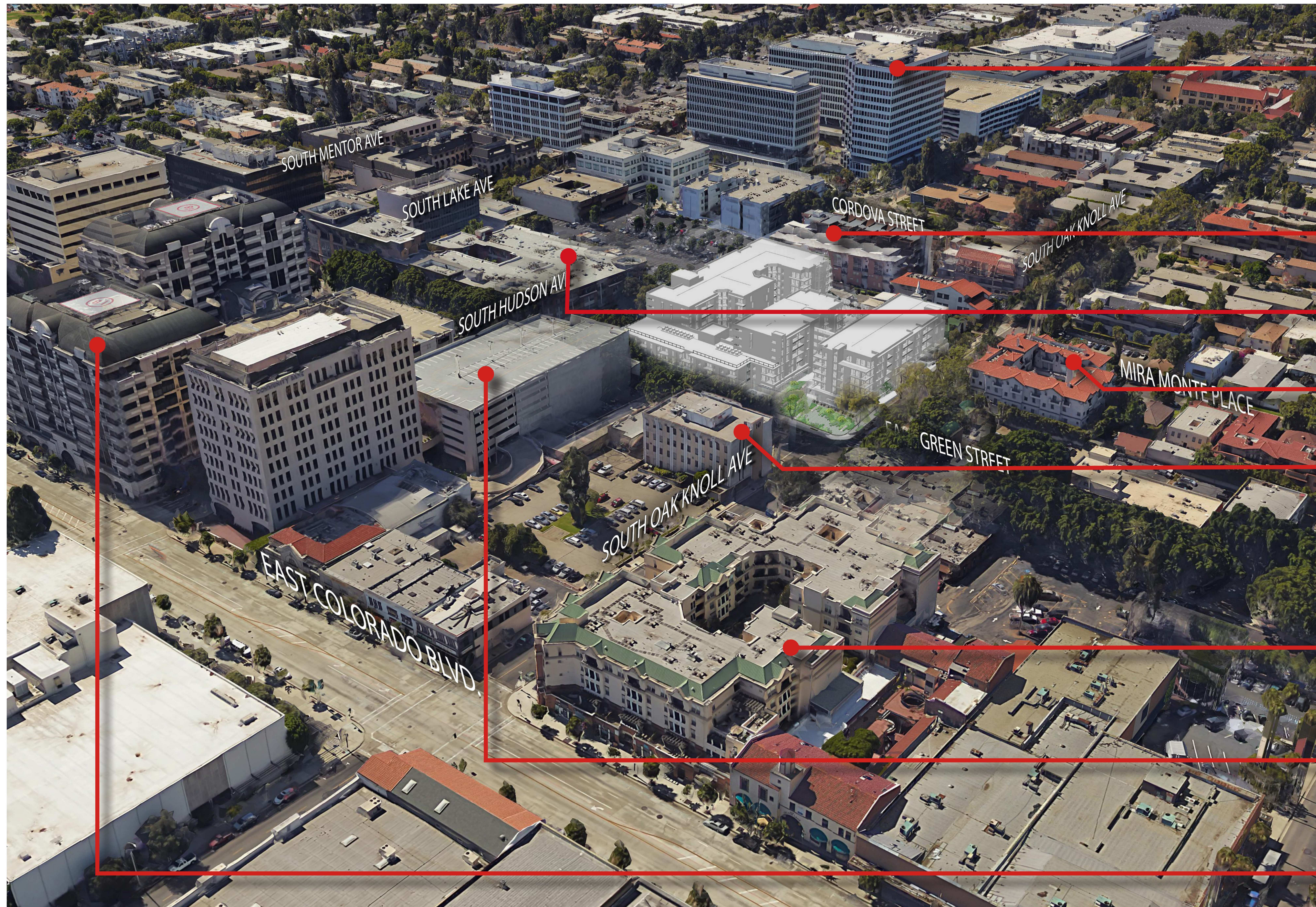


Chapter 17.30 - Central District Specific Plan
 Section 8. Public Realm Design Guidelines
 Section 9. Private Realm Design Guidelines
 Section 10. Sub-District Design Guidelines (Pasadena Playhouse)

Section 17.50.160 - Mixed-Use Projects
Section 17.50.340 - Transit-Oriented Development (TOD)
Section 17.50.350 - Urban Housing

Section 17.30.030 - CD District Land Uses and Permit Requirements
 Figure 3-4 - Central District Housing/Ground Floor Map
Area 1 - Housing Permitted
 Figure 3-7 - Central District Required Front Setbacks
 Min. 10' required
 Figure 3-8 - Central District Maximum Height = 50' (max. 30% at 65')

Section 17.30.030 - CD District Land Uses and Permit Requirements
 Figure 3-3 - Pedestrian Oriented Areas
 Ground-floor commercial uses required. At least 50% of building frontage shall be pedestrian-oriented.
 Figure 3-4 - Central District Housing/Ground Floor Map
Area 2 - Housing Permitted, except on ground floor
 Figure 3-5 - Central District Transit-Oriented Area
 Figure 3-7 - Central District Required Front Setbacks
 Commercial = 0', Residential = 0'-5' max.
 Figure 3-8 - Central District Maximum Height = 35'



CORPORATE CENTER PASADENA

APPROX. HEIGHT +/- 178 FT

139 & 153 S HUDSON

APPROX. HEIGHT +/- 55 FT

PRADO ON LAKE AVENUE

APPROX. HEIGHT +/- 56 FT

111 S OAK KNOLL

APPROX. HEIGHT +/- 65 FT

747 E GREEN STREET

APPROX. HEIGHT +/- 64 FT

720 E COLORADO

APPROX. HEIGHT +/- 65 FT

799 E GREEN PARKING STRUCTURE

APPROX. HEIGHT +/- 75 FT

800 E COLORADO

APPROX. HEIGHT +/- 150 FT



- RESIDENTIAL**
273 PROPOSED UNITS
225,723 SF
- AMENITY SPACES**
10,630 SF
- COMMERCIAL**
19,734 SF
- POCKET PARK**
10,525 SF
- LANDSCAPE / PLANTING SF**
4,500 SF
- HARDSCAPE SF**
6,025 SF

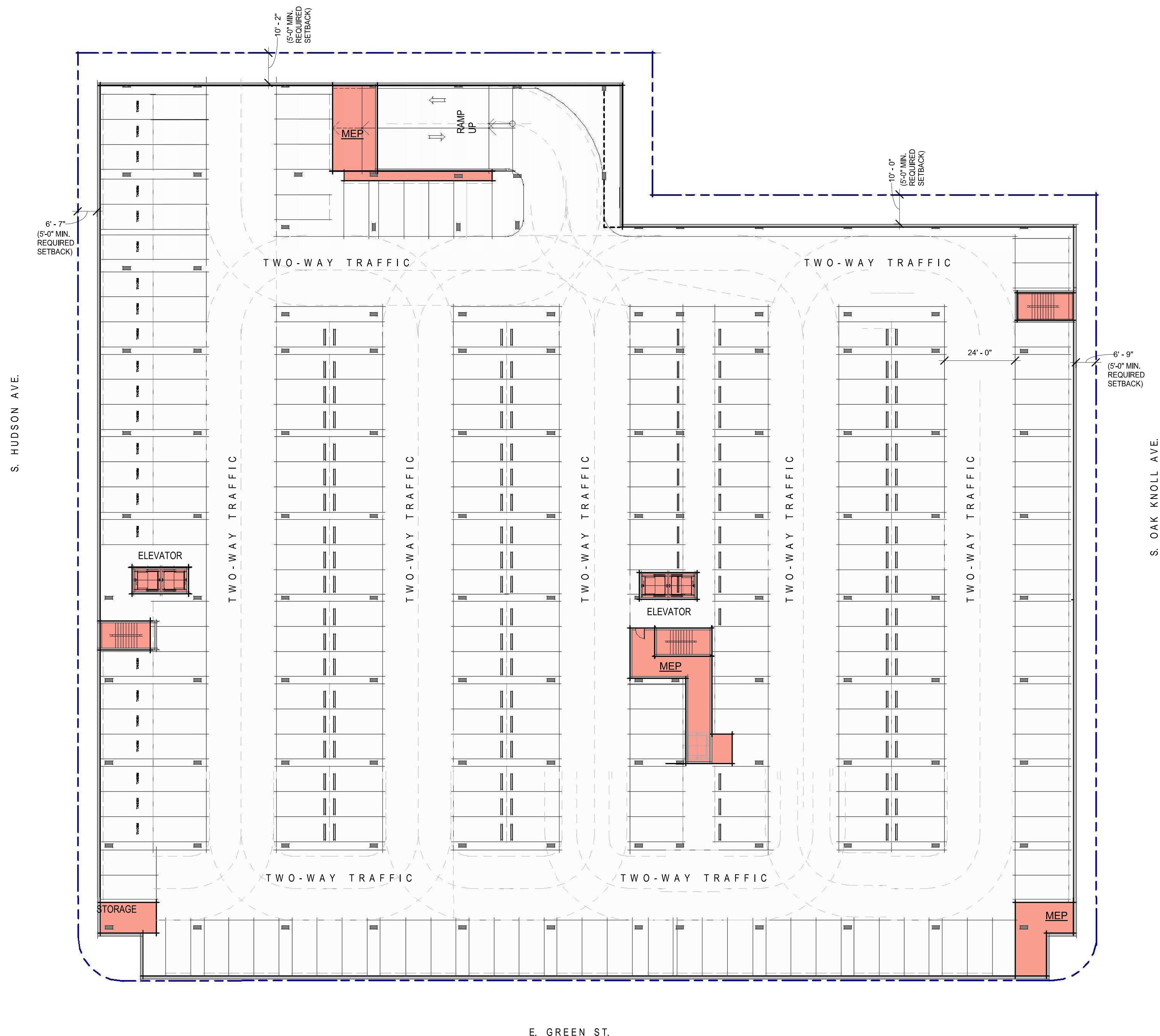
MASSING - VIEW 2

Parking Schedule Per Level

Level	Parking Stall Types	Count
Level P1		
Resident		
Level P1	Resident ADA	8
Level P1	Resident EV	8
Level P1	Resident Prime	120
Level P1	Resident Tandem	17
		153
Retail		
Level P1	Resident ADA	3
Level P1	Retail	50
Level P1	Retail EV	2
		55
		208
Level P2		
Resident		
Level P2	Resident Prime	235
Level P2	Resident Tandem	23
		258
		258
Grand total		466

Parking Schedule Per Type

Parking Stall Types	Count
Retail	
Resident ADA	3
Retail	50
Retail EV	2
	55
Resident	
Resident ADA	8
Resident EV	8
Resident Prime	355
Resident Tandem	40
	411
Grand total	466



LEVEL P2 PARKING

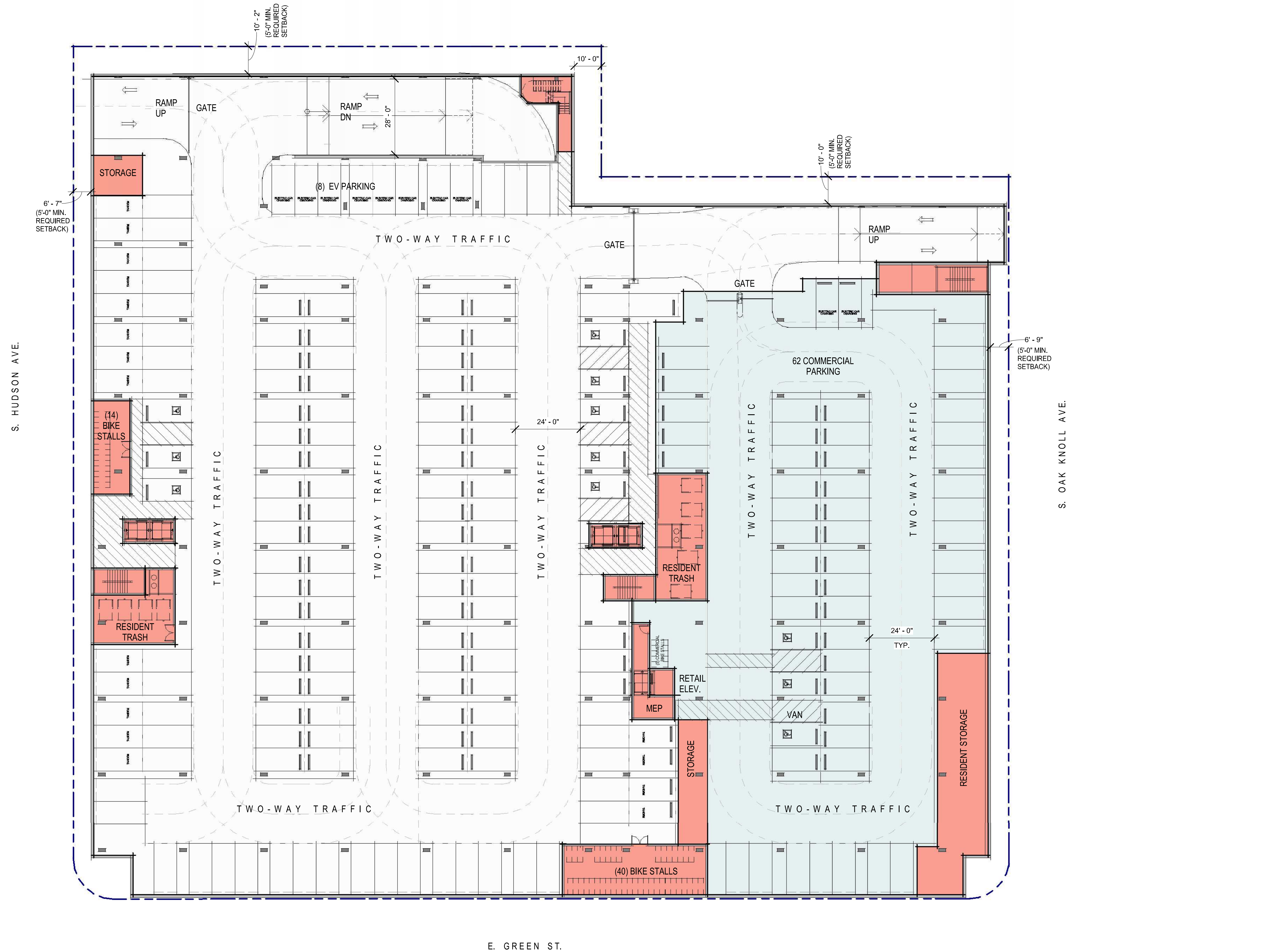


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Grand total	
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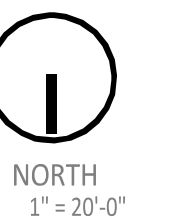
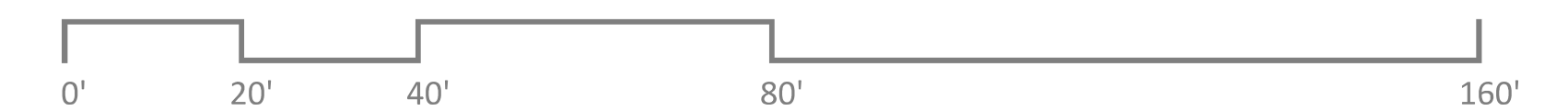


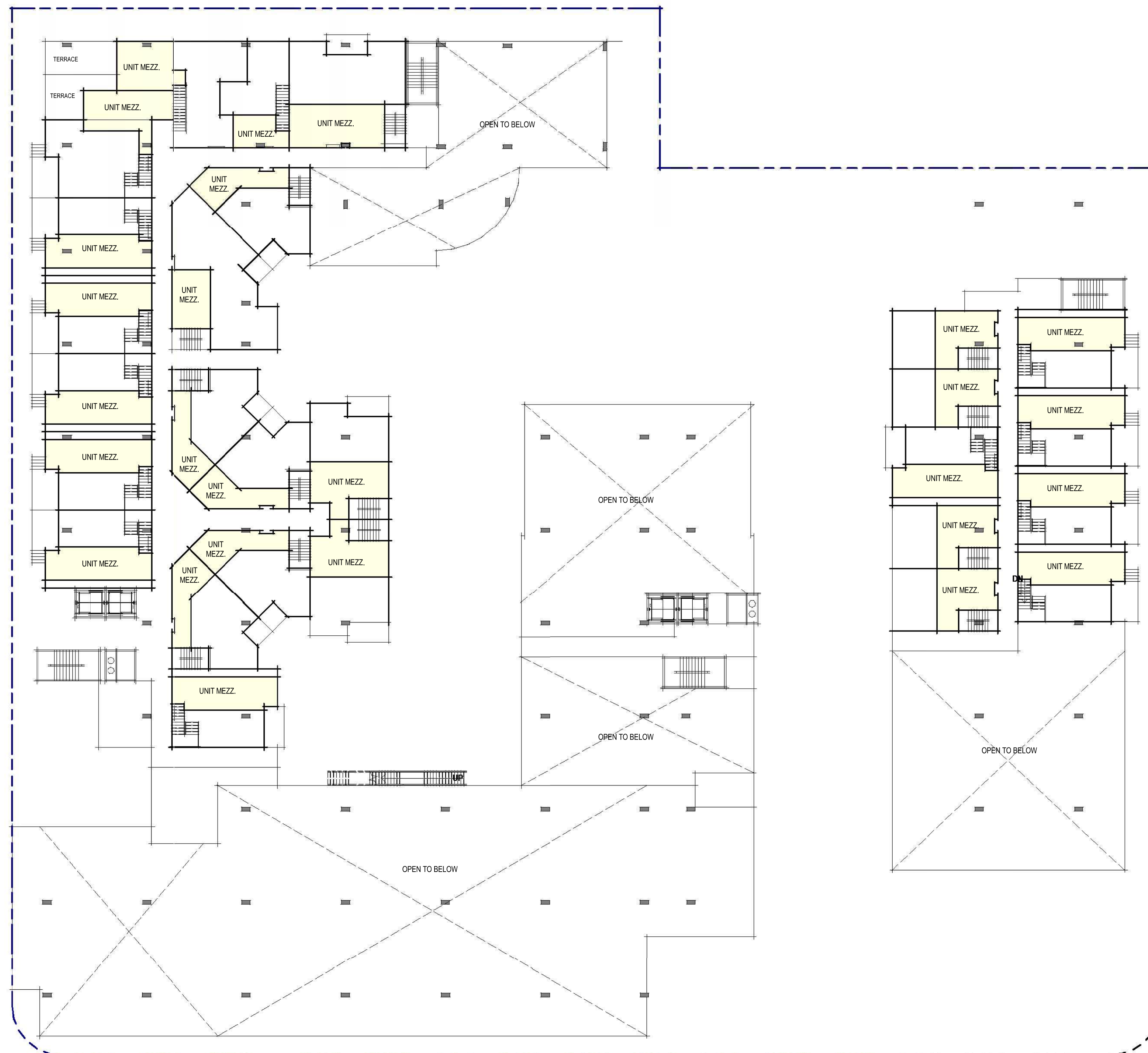
LEVEL P1 PARKING



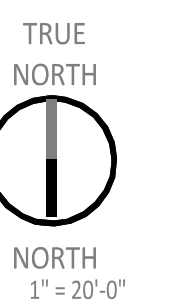
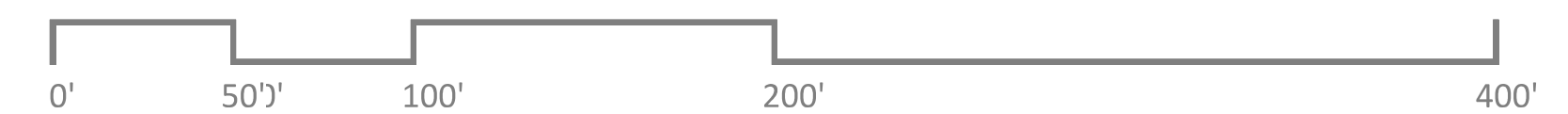


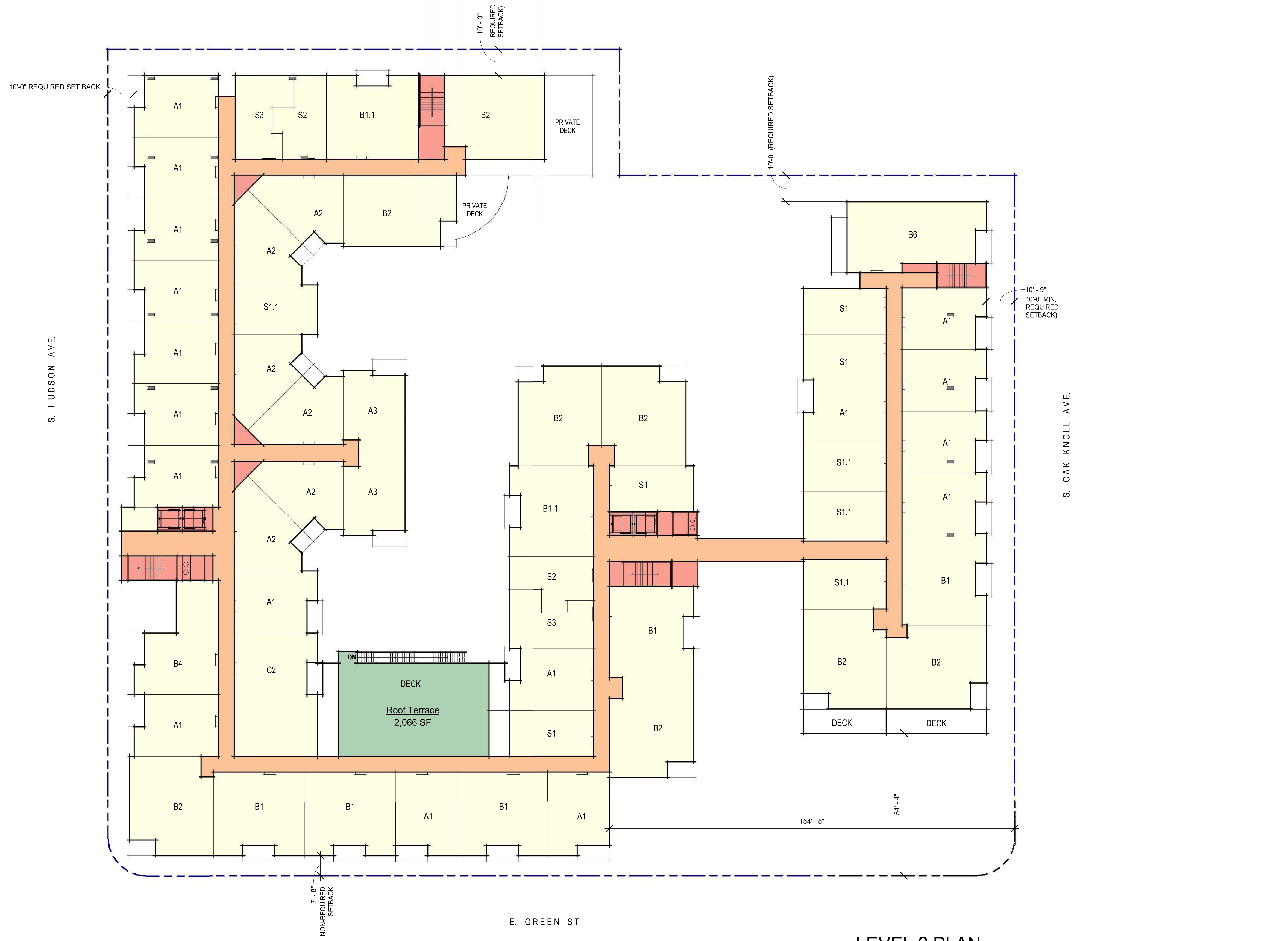
LEVEL 1 PLAN



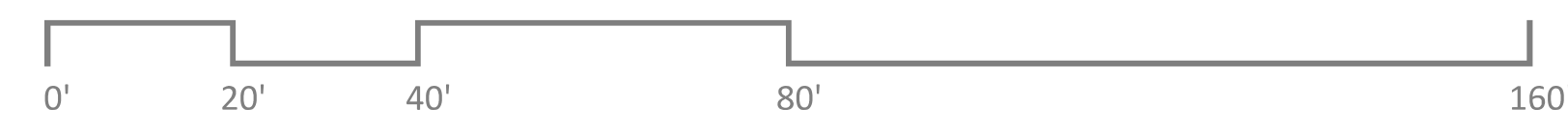


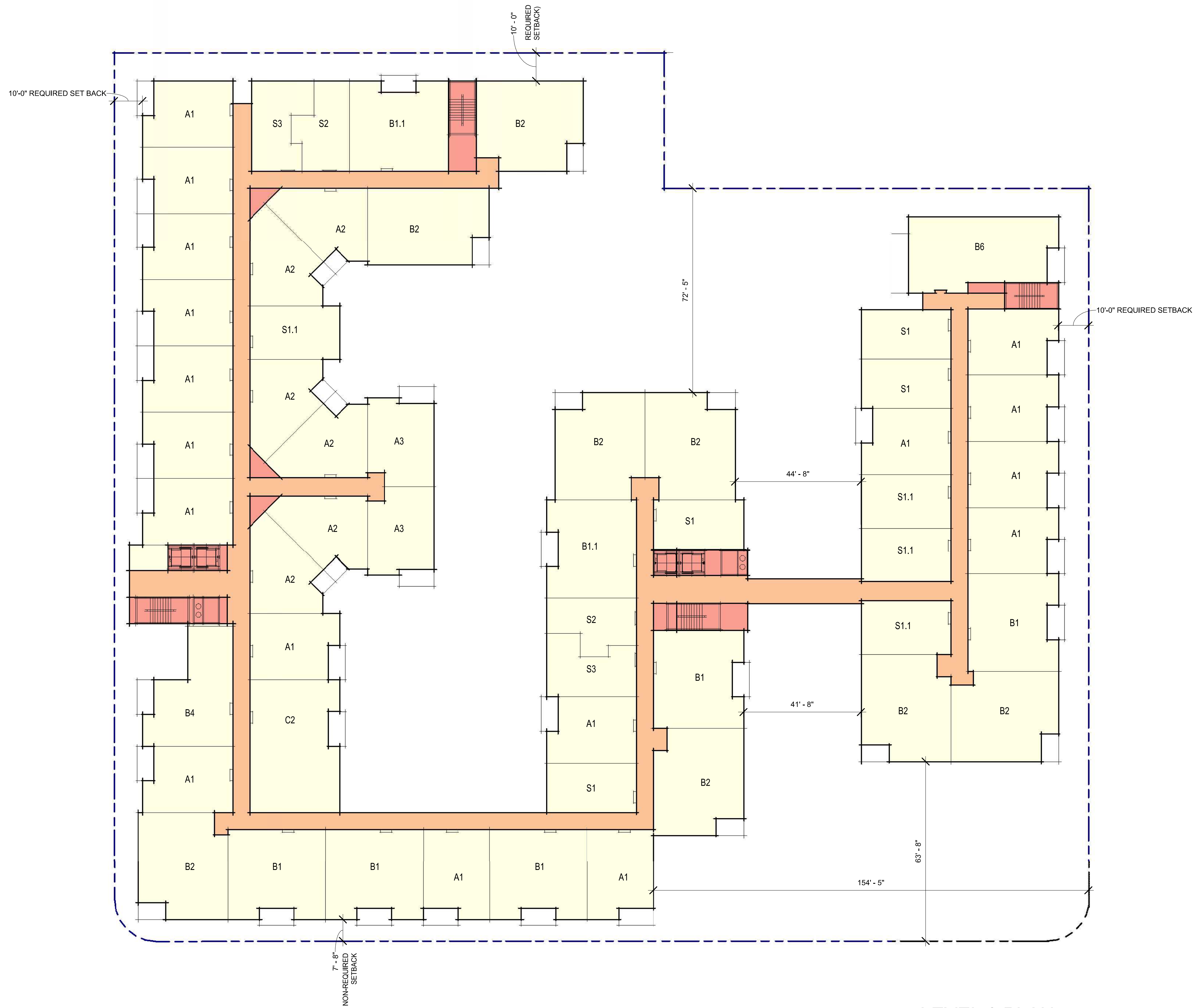
① Level 1 Mezz.
1" = 20'-0"





LEVEL 2 PLAN



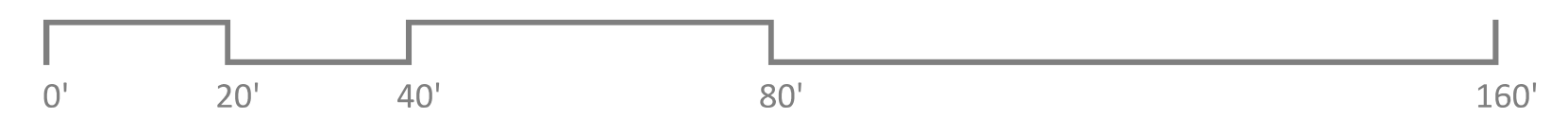


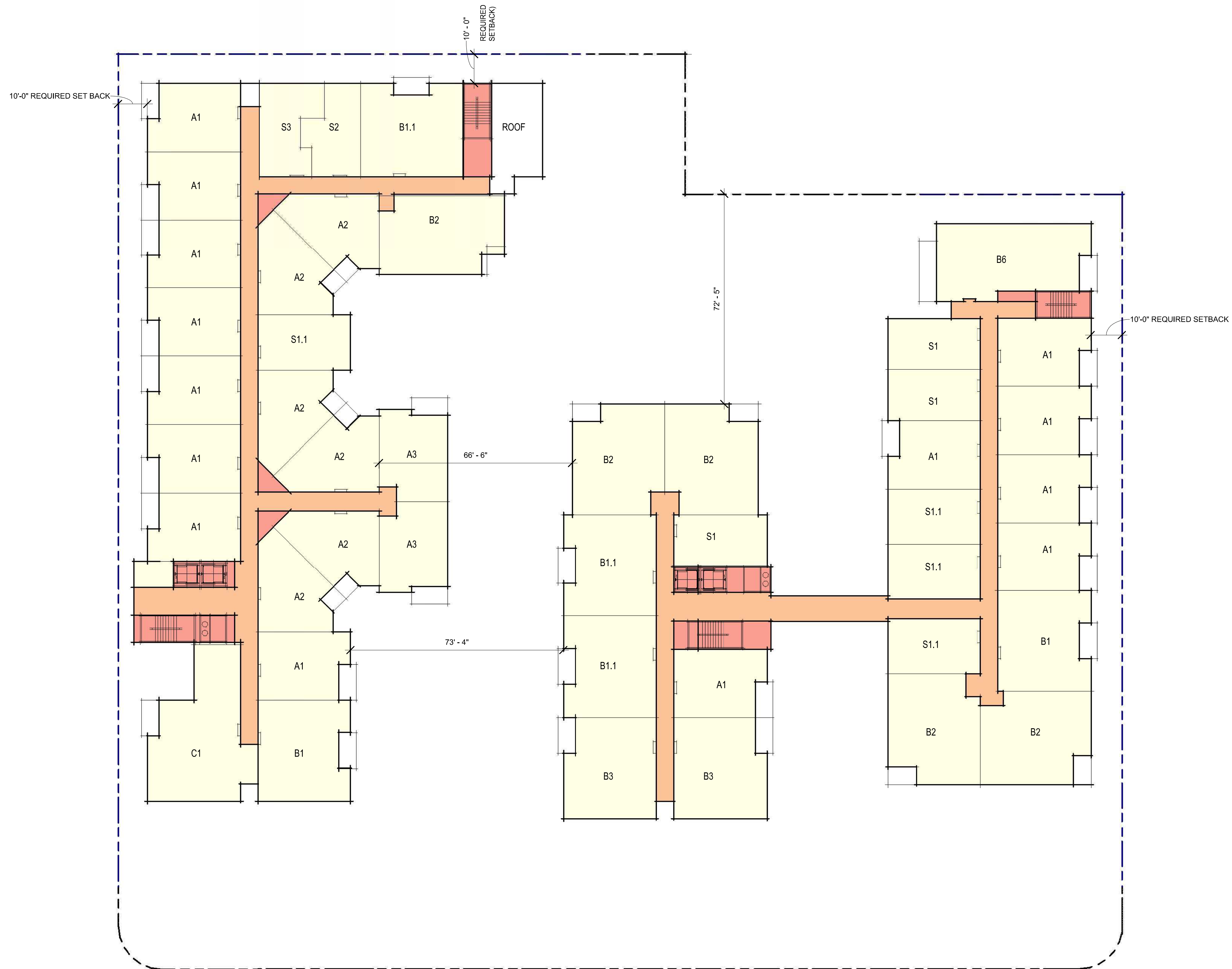
LEVEL 3 PLAN



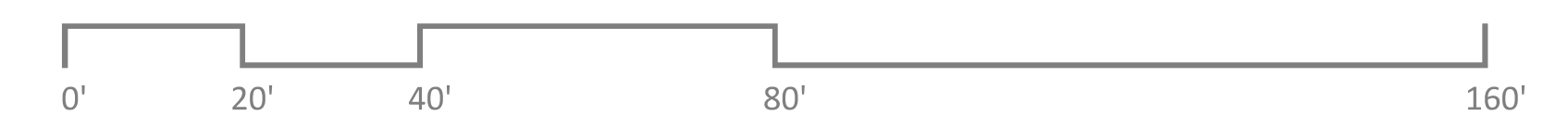


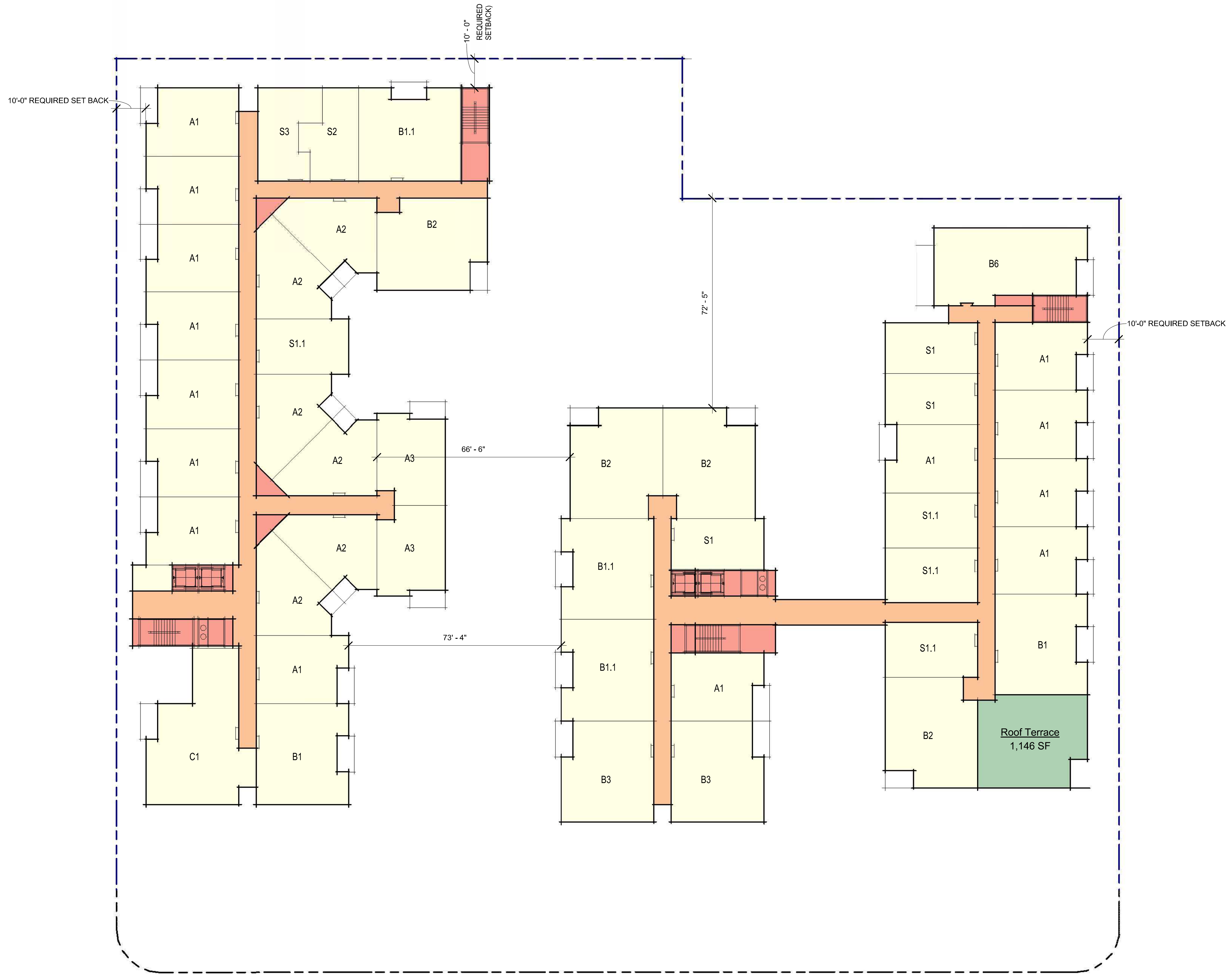
LEVEL 4 PLAN



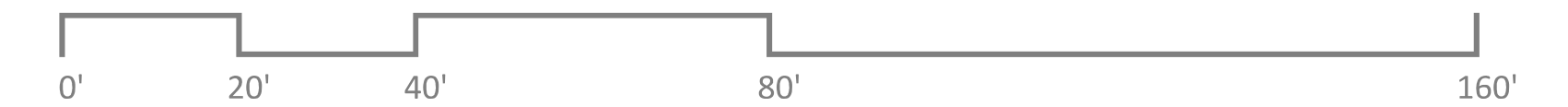


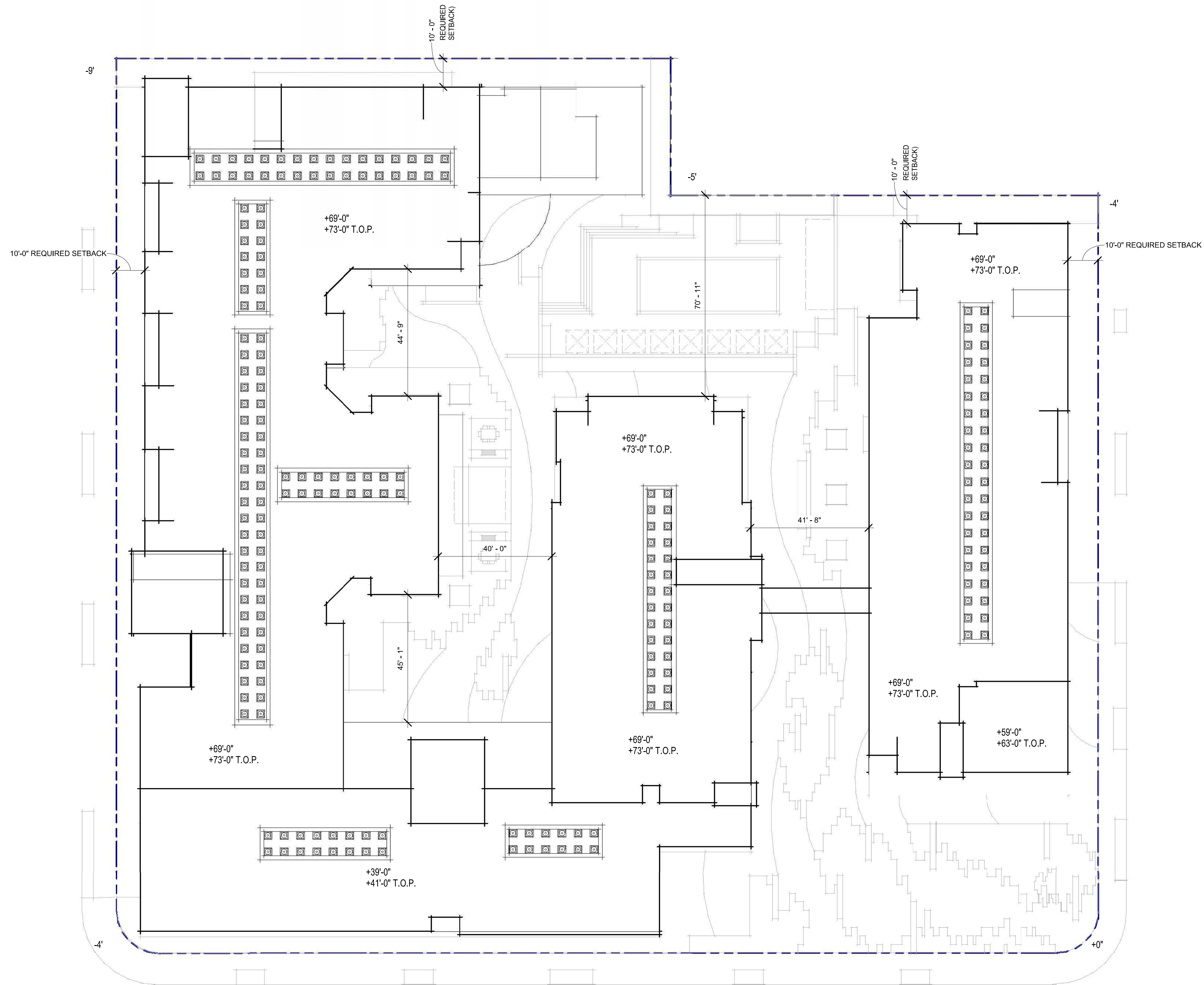
LEVEL 5 PLAN





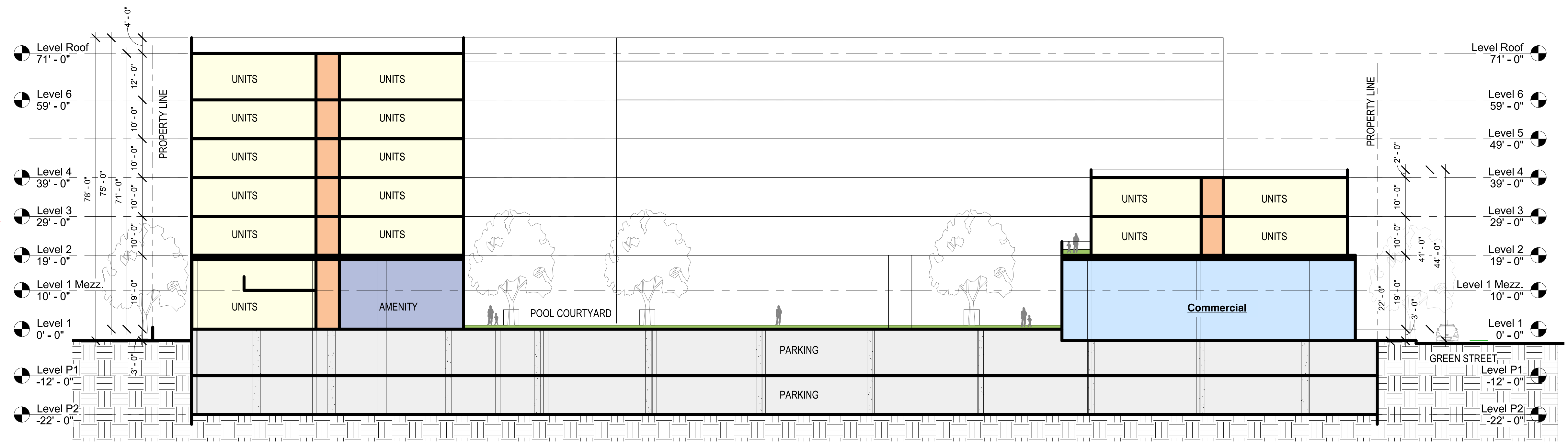
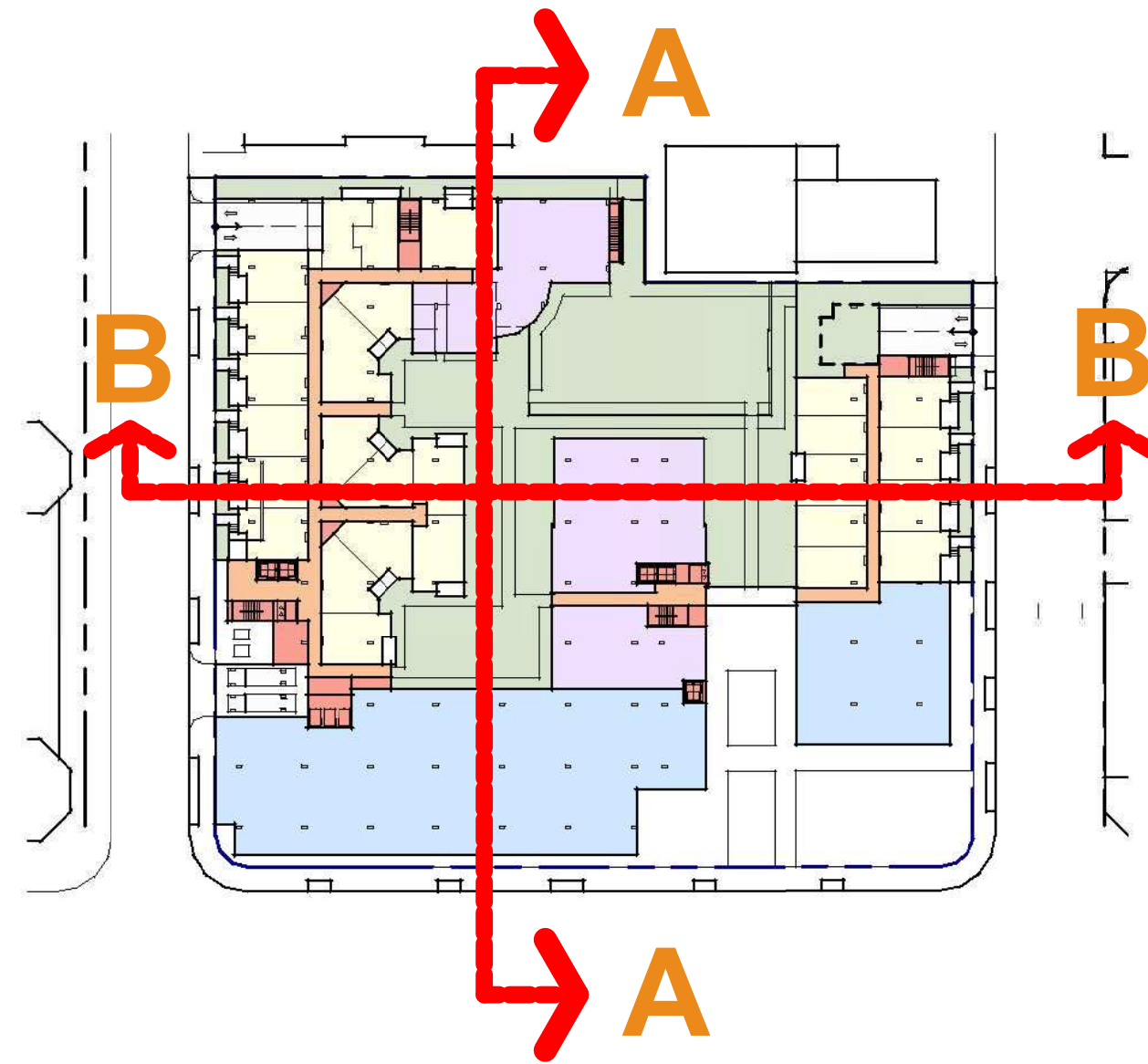
LEVEL 6 PLAN



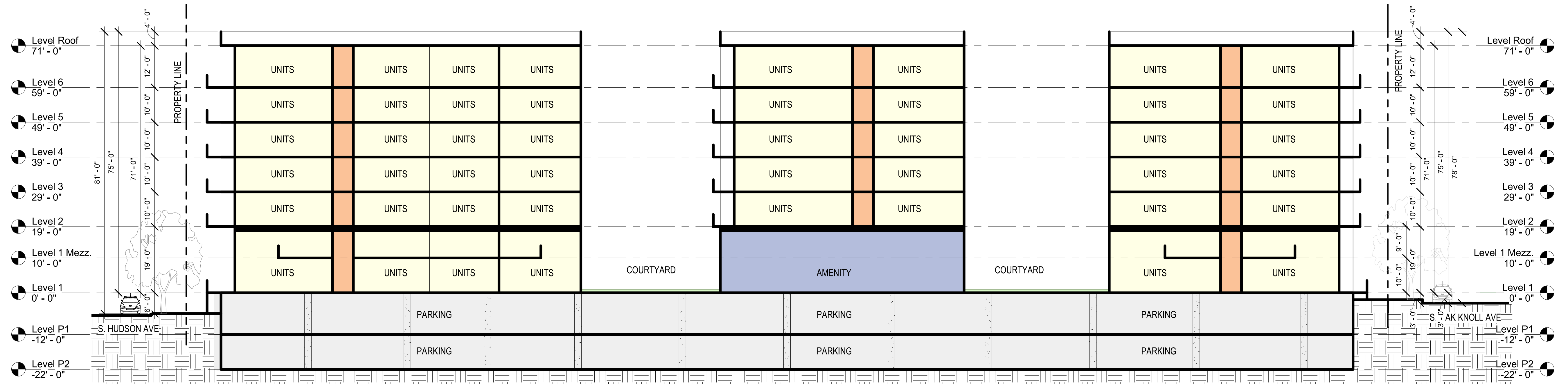


ROOF PLAN

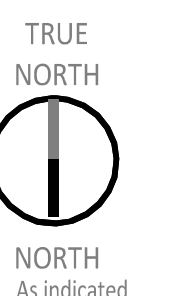




A ① BUILDING SECTION A
1/16" = 1'-0"



B ② BUILDING SECTION B
1/16" = 1'-0"





GREEN STREET PERSPECTIVES

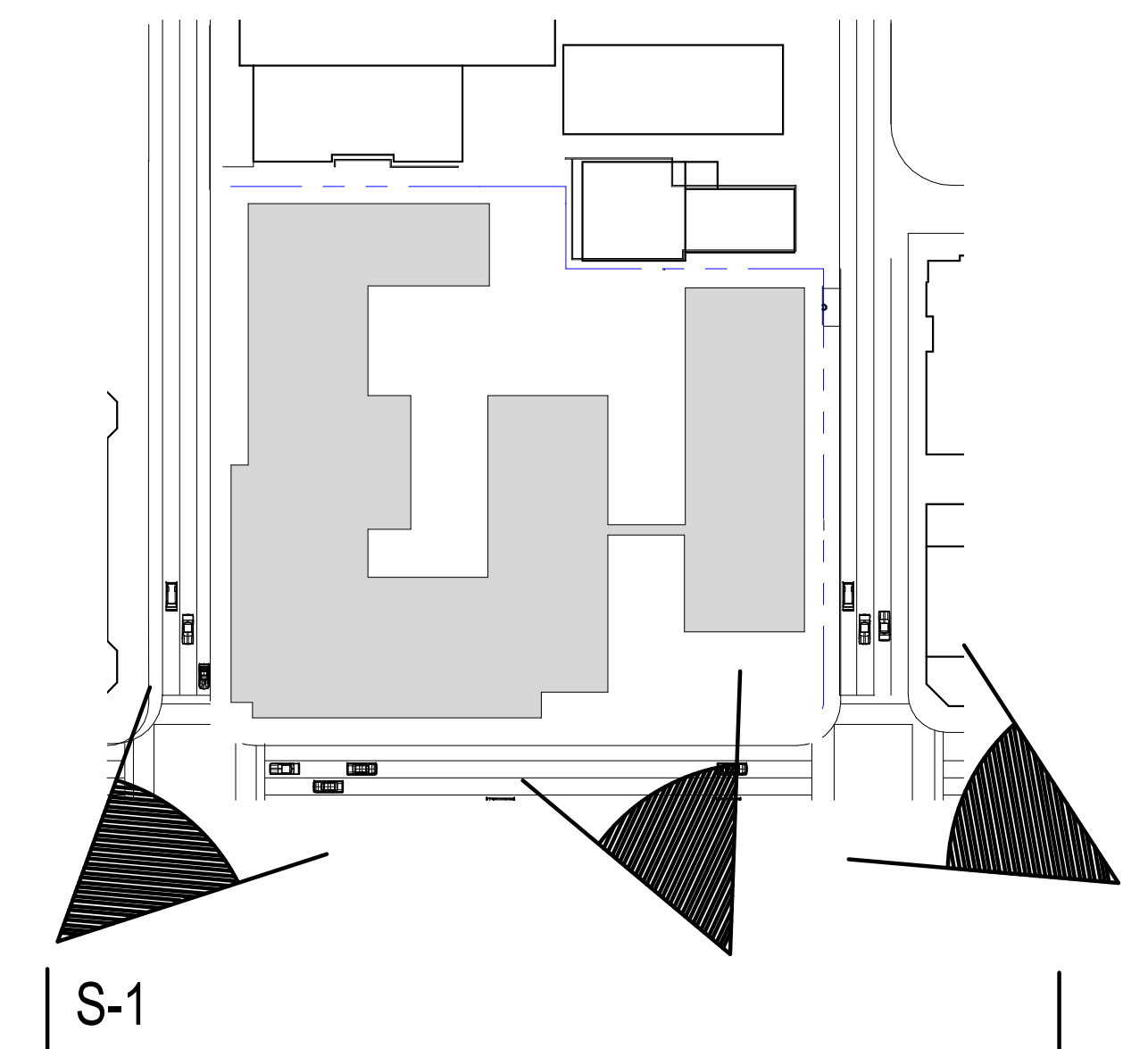
MATERIAL NOTES:

1. GLASS GUARD RAILING
2. PLASTER
3. GLAZING
4. METAL
5. WOOD TEXTURE COMPOSITE SIDING
6. CONCRETE TEXTURE TILE
7. METAL CANOPY
8. SIGNAGE
9. ACCENT COLORED PLASTER
10. METAL RAILING



GREEN STREET ELEVATION S-1

- Level Roof 71' - 0"
- Level 6 59' - 0"
- Level 5 49' - 0"
- Level 4 39' - 0"
- Level 3 29' - 0"
- Level 2 19' - 0"
- Level 1 Mezz. 10' - 0"
- Level 1 0' - 0"



KEY MAP





S HUDSON STREET PERSPECTIVES

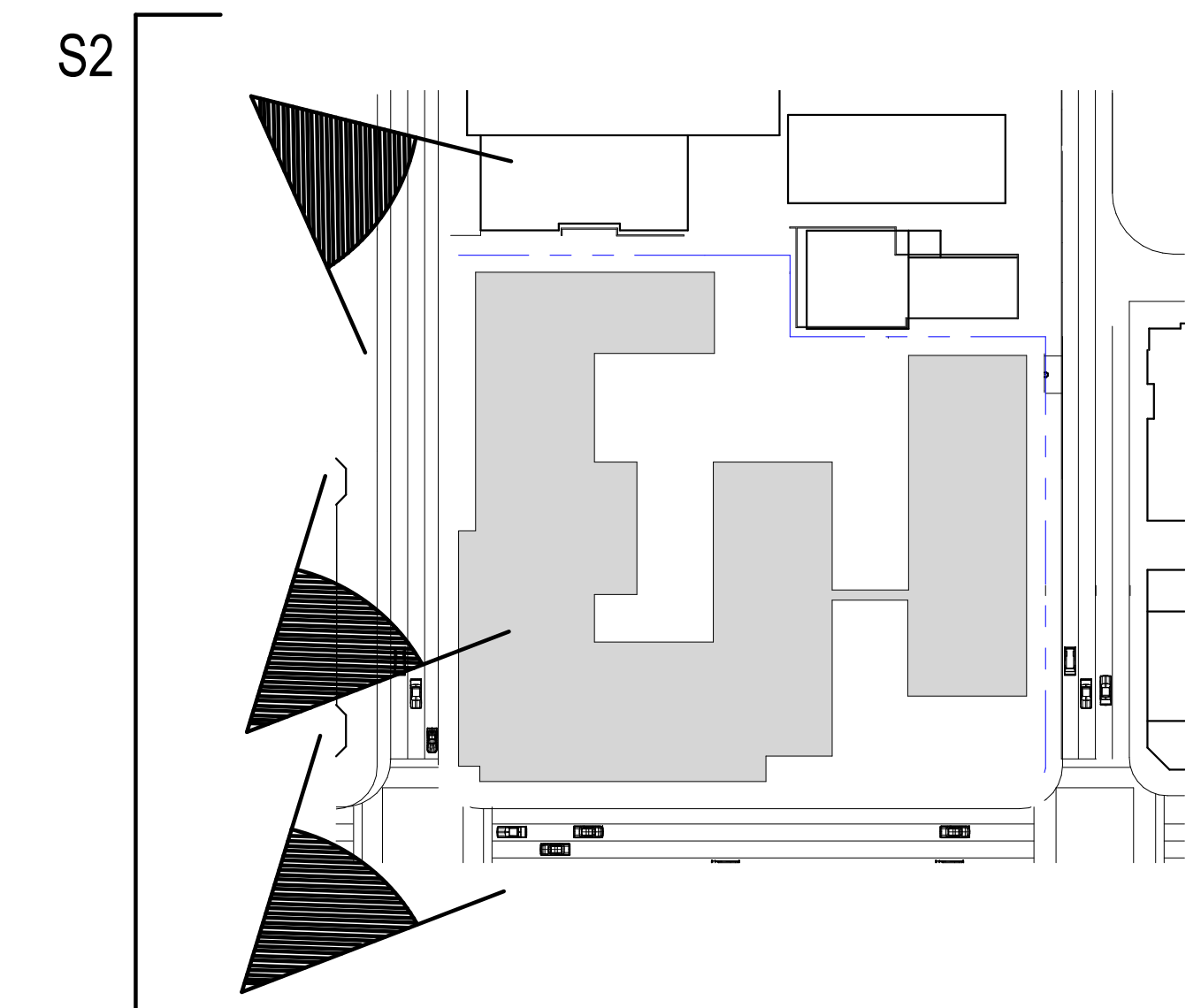
MATERIAL NOTES:

1. GLASS GUARD RAILING
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PLASTER
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S HUDSON STREET ELEVATION S-2

- Level Roof 71' - 0"
- Level 6 59' - 0"
- Level 5 49' - 0"
- Level 4 39' - 0"
- Level 3 29' - 0"
- Level 2 19' - 0"
- Level 1 Mezz. 10' - 0"
- Level 1 0' - 0"
- Level P1 -12' - 0"



KEY MAP





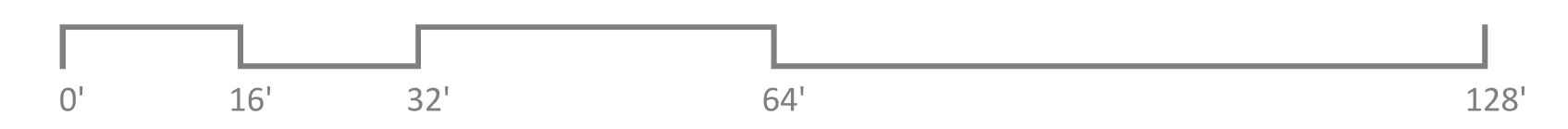
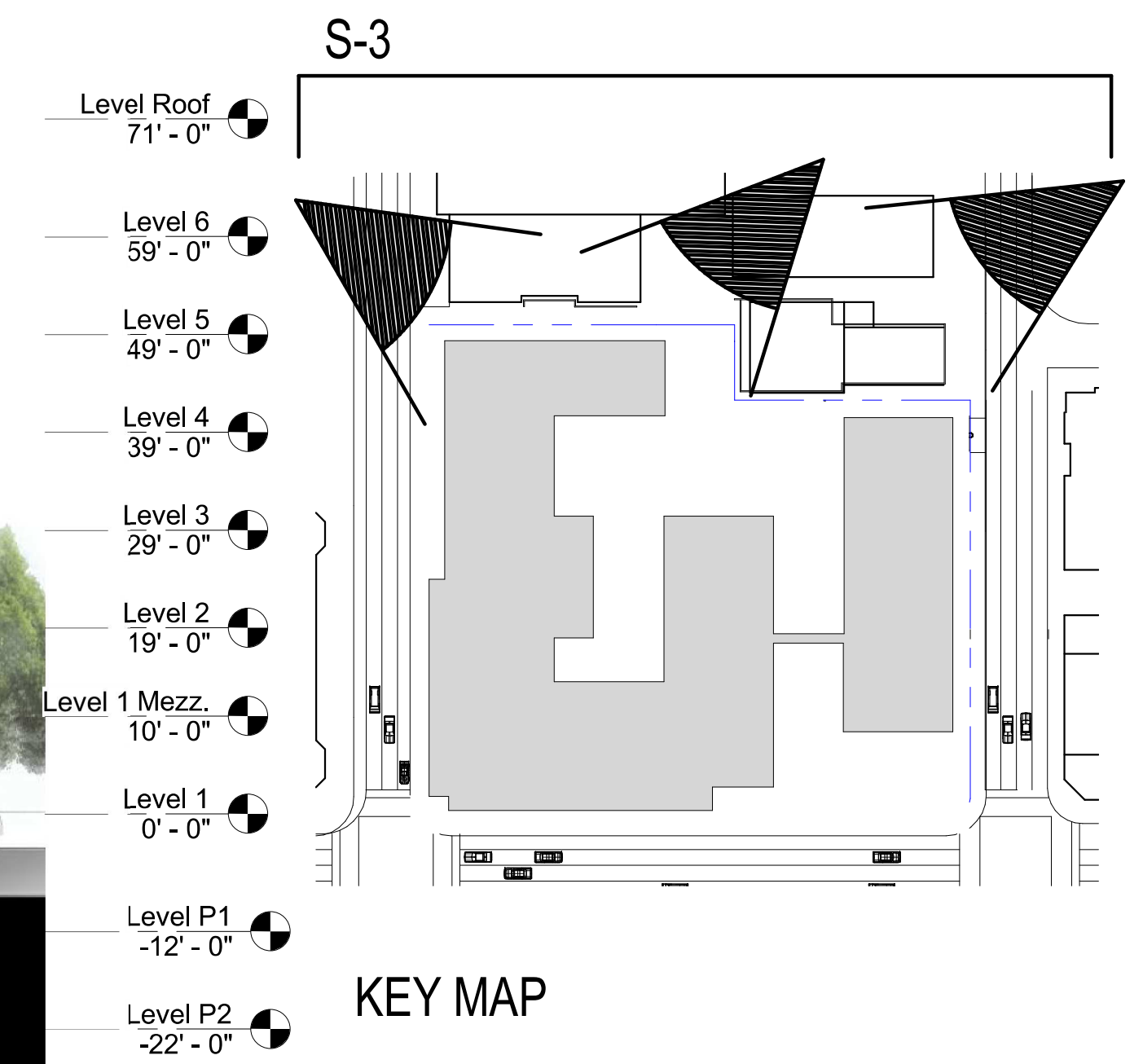
SOUTH PERSPECTIVES

MATERIAL NOTES:

- 1. GLASS GUARD RAILING
- 2. PLASTER
- 3. GLAZING
- 4. METAL
- 5. WOOD TEXTURE COMPOSITE SIDING
- 6. CONCRETE TEXTURE TILE
- 7. METAL CANOPY
- 8. SIGNAGE
- 9. ACCENT COLORED PLASTER
- 10. METAL RAILING



SOUTH ELEVATION S-3





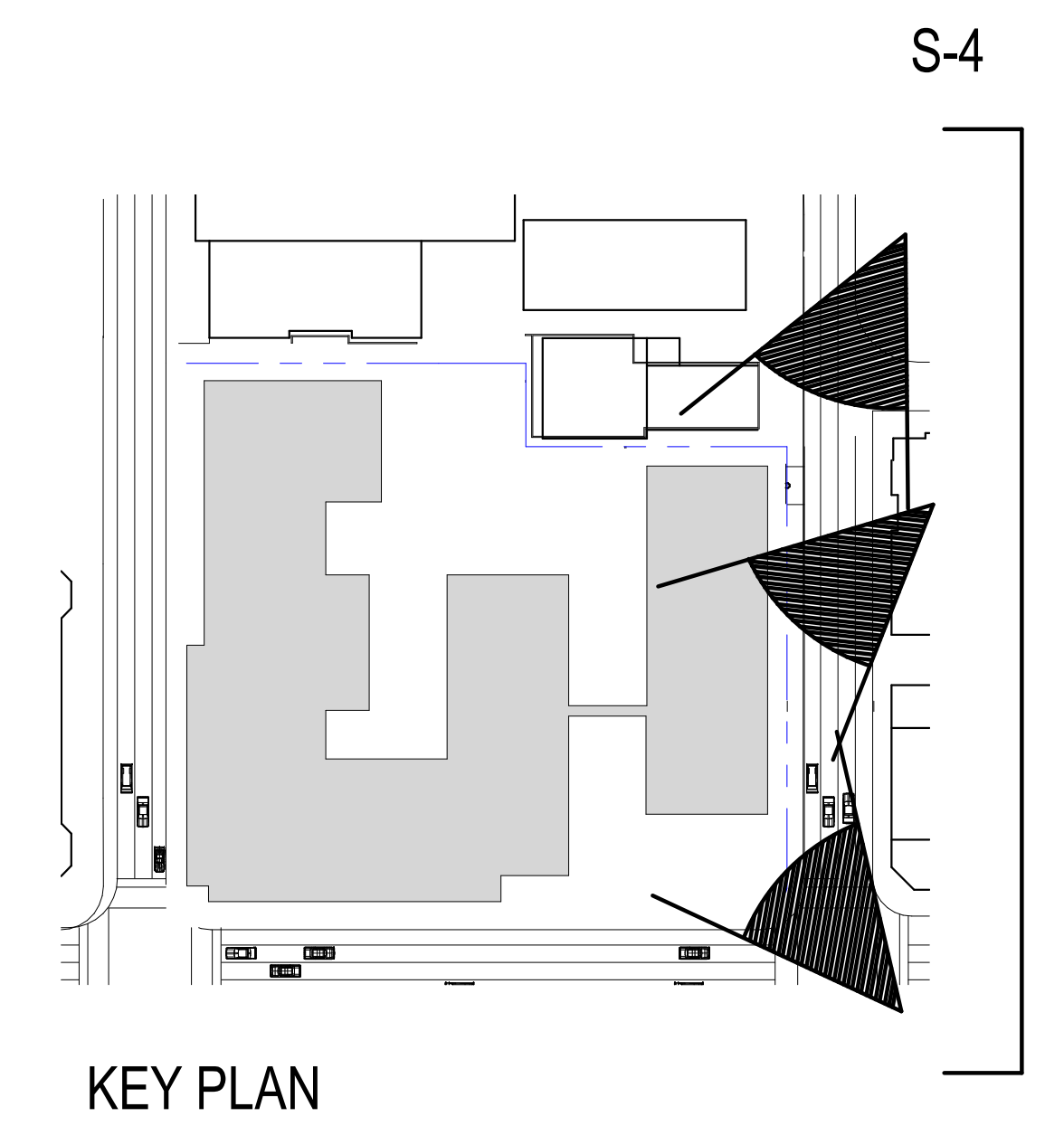
S OAK KNOLL PERSPECTIVES

MATERIAL NOTES:

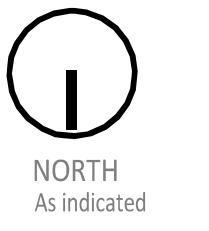
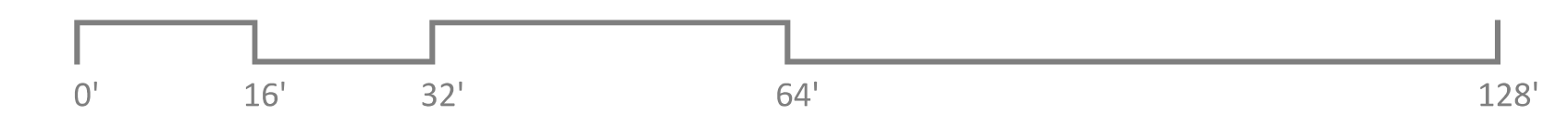
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- Level 1 0' - 0"
- Level P1 -12' - 0"
- Level P2 -22' - 0"



S OAK KNOLL ELEVATION S-4





770 E Green Street Perspective Views

Prepared For: STANFORD PASADENA, LLC
September 21st, 2017

EPTDESIGN