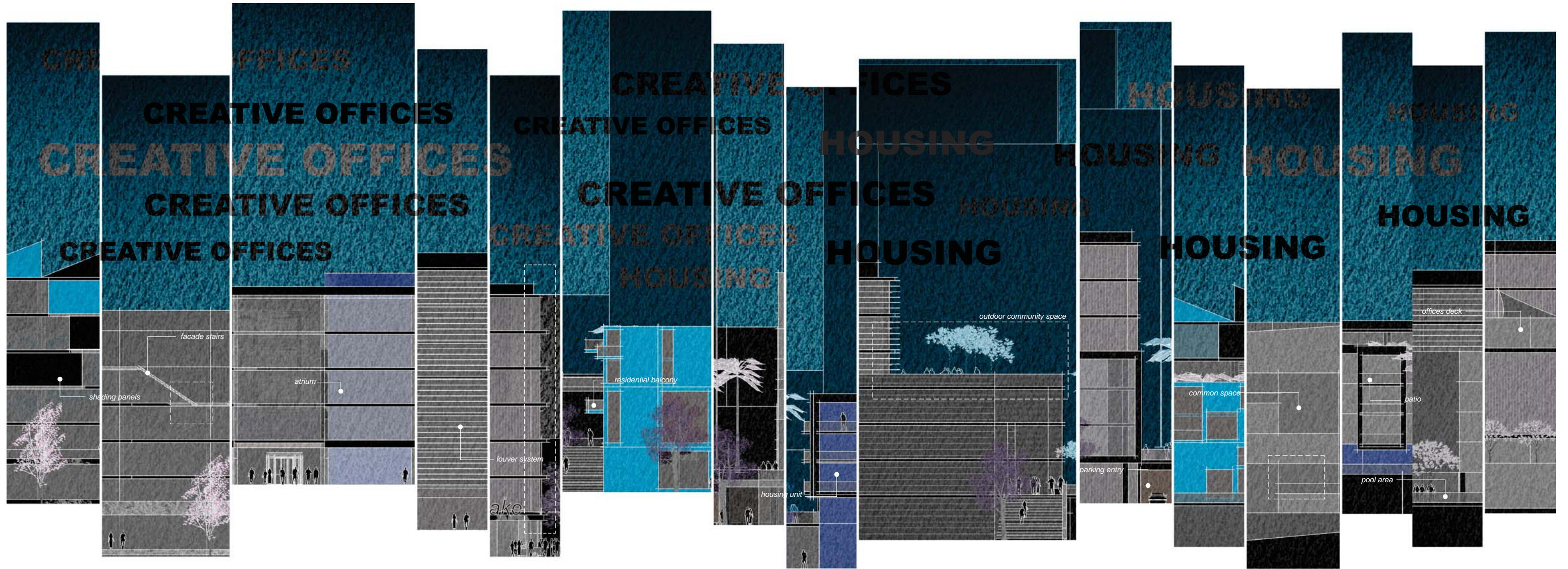


Attachment B:

Predevelopment Plan Review Plans



83 N. LAKE AVE, PASADENA, CA

CREATIVE OFFICES & HOUSING PROPOSAL

AMERICAN GENERAL DESIGN



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LOT INFORMATION

Address: 83 N. Lake Avenue, Pasadena, CA

APN: 5723.030.050

Site Area: 70,093 SF

- Lake & Union Parcels (commercial only): 42,608 SF

- Hudson & Union Parcels (Residential only): 27,486 SF

Zone: CD-5

Lake Avenue - pedestrian-oriented high-end commercial street, including regional office space and local shopping.

Two areas within the site

- **Area 1:** Housing permitted.

- **Area 2:** Housing not permitted.

FAR

- Commercial FAR: 3.0

- Residential FAR: 3.0

Maximum Buildable Area

- Commercial: 127,821 SF

- Residential: 82,457 SF

Housing Density/ ACRE: 87

Maximum DU's: 55

Sidewalk width requirement

- Lake Ave: 15 ft min. width

- Union St: 10 ft min. width

- Hudson Ave: 10' min. width (5 ft min. with tree lawn might be acceptable).

Setback

- Lake Ave & Hudson Ave: Setback not required, 5 ft max.

- Union St:

Non-residential: Not required, 5 ft max.

Residential: 5 ft min. - 10 ft max.

Pedestrian Oriented Use Area

- Lake Ave: Ground floor commercial use required (50% min. of building frontage)

Maximum building height: 75 ft.

Maximum building height utilizing height averaging: 90 ft

VICINITY MAP - ZONING INFORMATION

83 N. LAKE AVE, PASADENA, CA

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210 FREEWAY

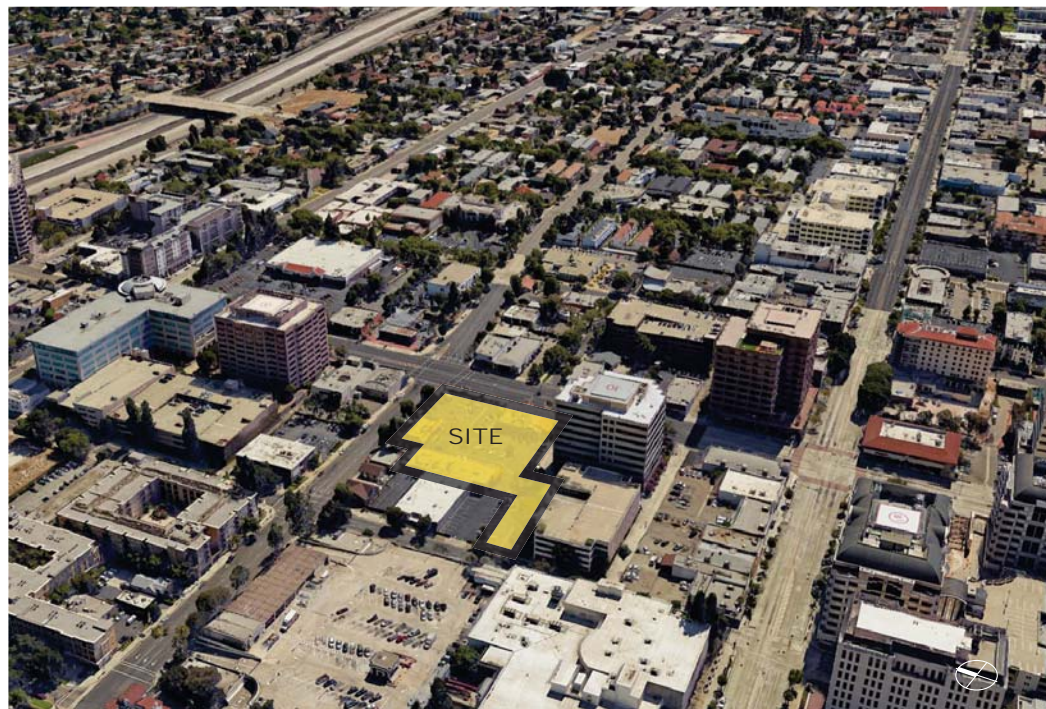
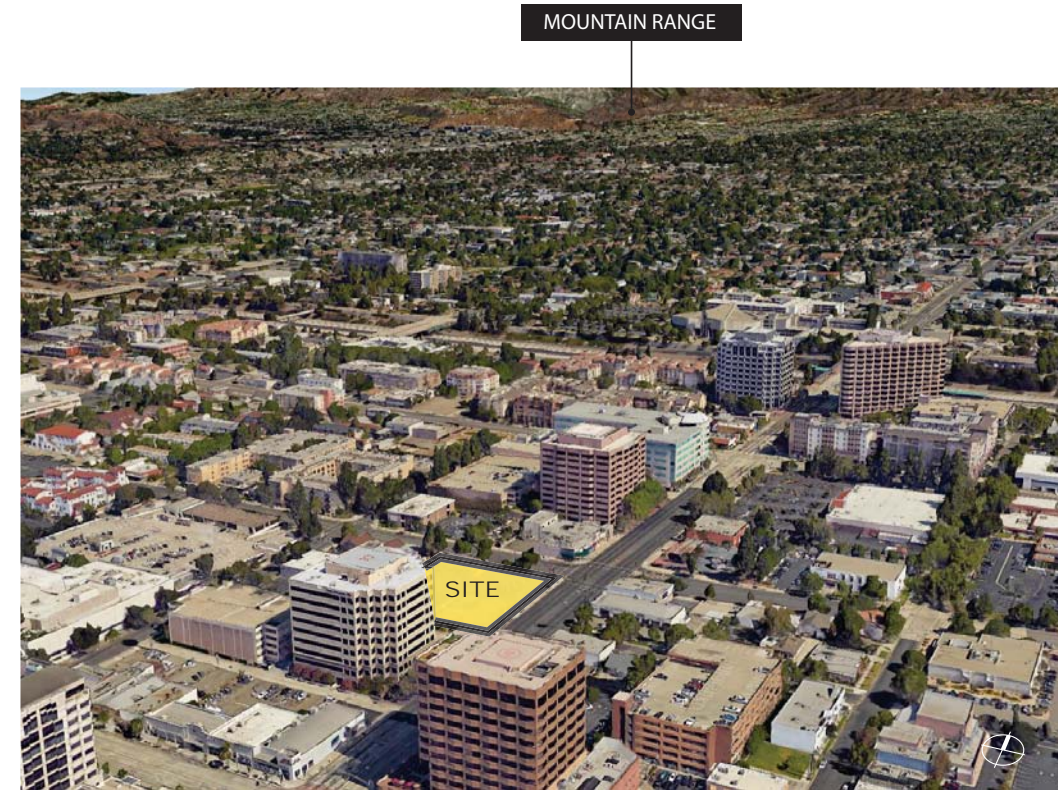


FIGURE GROUND

83 N. LAKE AVE, PASADENA, CA

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CONTEXT

83 N. LAKE AVE, PASADENA, CA

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70 N Hudson Ave, Pasadena, CA 91101



90 N Hudson Ave, Pasadena, CA 91101

16 N Hudson Ave, Pasadena, CA 91101



HUDSON AVE - STREET VIEW

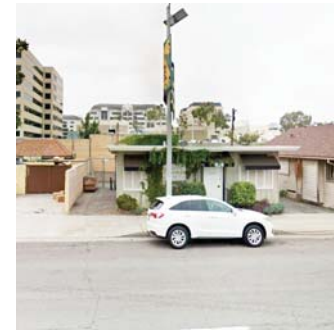
83 N. LAKE AVE, PASADENA, CA

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844 E Union St, Pasadena, CA 91101



826 E Union St, Pasadena, CA 91101



816 E Union St, Pasadena, CA 91101



90 N Hudson Ave, Pasadena, CA 91101



UNION ST - STREET VIEW

83 N. LAKE AVE, PASADENA, CA

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35 N Lake Ave, Pasadena, CA 91101



81 N Lake Ave, Pasadena, CA 91101



77 N Lake Ave, Pasadena, CA 91101

844 E Union St, Pasadena, CA 91101



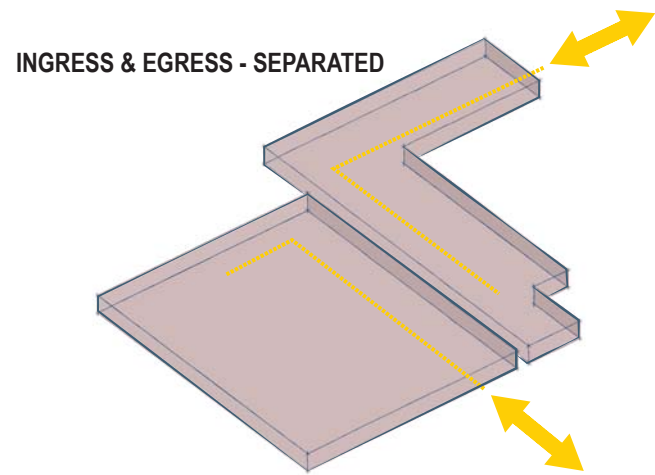
LAKE AVE - STREET VIEW

83 N. LAKE AVE, PASADENA, CA

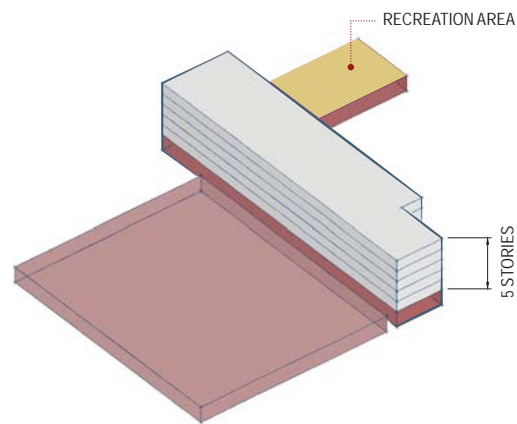
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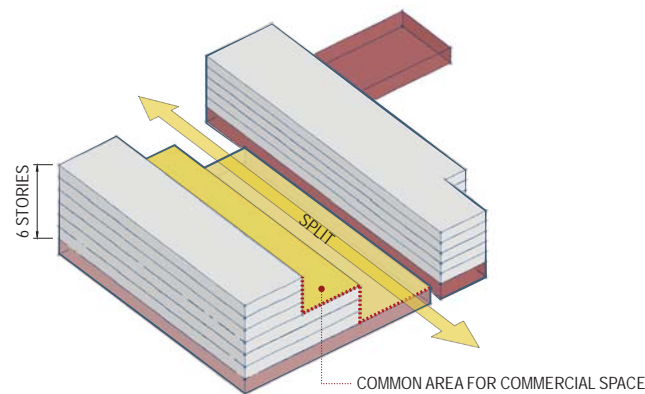
STREET FRONTAGE & GARAGE PARKING ACCESS



RESIDENTIAL PROJECT TYPE



COMMERCIAL PROJECT TYPE



Existing Condition

The project consists of an irregular shaped assembly of properties that occupies the southwest corner of the intersection of South Lake Avenue and East Union Street. The property has a narrow extension that connects the property through to South Hudson Avenue at the most westerly portion of the site.

The site is occupied by two commercial restaurants: One sit down and the other a fast food establishment. The remainder of the site is used for commercial parking serving commercial uses. On site there are 9 trees that range in size from 5.7" – 19.7" in diameter. None of the trees are protected species nor are they a significant part of the context. There are 6 existing street trees that are proposed to remain.

- To the north, the site is bounded by Union Street with commercial structures across the street.
- To the east, the site is bounded by Lake Avenue with commercial structures across the street.
- To the south of the site there is an existing 12-story office building that is setback from Lake Avenue and the southern property line of the subject property. Site access to the office building is via a driveway cut along Lake Avenue adjacent to the property line. The office building has an existing parking structure that abuts the subject site at the rear or westerly portion of the site along Hudson Avenue.
- To the west of the site, there are a series of smaller commercial structures and surface parking lots that line Hudson Avenue and wrap onto Union Street.

Program

The project program consists of 54 housing units (75,882 sf.) over a podium to the west and a new creative office space (127,821 s.f) building to the east along Lake Avenue. The ground floor at the west will work to introduce smaller commercial uses and/or pedestrian friendly lobbies or community uses. The majority of building facades along Union Street and Lake Avenue will include the required 50' deep commercial spaces at street level to improve the pedestrian continuity and scale along this frontage. Parking and loading will come in off of Union Street and provide parking access as well as provide loading to the back of the commercial spaces. The total for this scenario would be 203,703 sf. providing 108 residential parking spaces and 384 office/commercial parking spaces. This approach assumes that the in-lieu fee will be paid to satisfy the City of Pasadena Inclusionary Housing requirement.

Vehicular Access

- Lake Avenue is a busy street that is probably not an ideal location for ingress or egress to the project given that it is a divided boulevard with one-way traffic headed south. As previously noted, there is an existing major driveway on the boundary with the office building to the south.
- Hudson Avenue to the west at the rear of the property is a narrower one-way street with traffic moving north. This street is most likely appropriate for residential vehicular traffic but not for a larger volume of commercial traffic.
- Union Street along the northern edge of the street is a wide 4-lane one-way street that appears to be a more appropriate point of commercial ingress and egress into the site to be located away from the intersection with Lake Street.

Zoning

The entire property is zoned C-2 with an FAR of 3 and a height limit of 75'. 90' is allowed using height averaging and if this is used the eastern portion of the site along Lake Avenue would be the most appropriate location for additional height to reinforce the taller scale that currently dominates the building heights along Lake Avenue. The site is split by the Central District Specific Plan allowing housing at 87 units per acre on the irregularly shaped western portion of the site. Housing is not currently permitted on the eastern half of the block.

Site Utilization

The site can be used for commercial purposes to the east and residential purposes to the west. The irregular site shape and land use split outlined in the Specific Plan makes the development challenging in providing views, solar orientation and open space within the boundaries outlined in the Specific Plan. The westerly portion of the project is caught between two forces that influence the site development. If the project is developed as an Urban Housing Scheme the ground floor units will be hemmed in by adjacent parking structure walls and a required podium for the commercial portion of the site. The site has minimal exposure along the two streets and making a visual linkage into the property from the street to a courtyard difficult. The alternate approach is to consider the rear of the property as a mixed-use design and provide more pedestrian oriented commercial and lobby spaces at the street level. However, meeting the 50% requirement for commercial frontage along each of the narrow frontages will be a challenge once vehicular access and required exiting from the

new building is considered. The design team has decided to pursue a strategy that treats the entire project as a mixed-use project with a full podium at grade in order to improve a better housing typology. The housing will be limited to the western portion of the site where housing is permitted by the Specific Plan.

Design Strategies

The design team sees this project site as an opportunity to define a gateway to Lake Avenue due to freeway proximity and to the metro gold line station two blocks away. The projects adjacency to the freeway and the Gold Metro Line allows for excellent regional access; however, the site lacks proximity to other pedestrian friendly businesses and shopping areas that are now found on South Lake Avenue and Colorado Boulevard. Therefore, the goal is to create a destination through a mixed-use strategy that allows for the development of housing in concert with creative office. In this way, the project can develop with an attractive live/work appeal for startup or incubator businesses with the site developing as a flexible node of activities. Such 'campus-style' offerings can include more flexible hours of operation, employee amenities with shared open and common spaces between the program elements.

The nature of the emerging creative office market calls for space that tends to be less finished and more visually accessible to the street and public spaces. The creative office typology is not clearly defined at this point but the tendency is for providing visual access into the buildings and a range of spatial configurations. This includes multi-floor spaces or atria that serve to bring natural light deeper in the office spaces and provide a more open feel to the building than the typical central office core that currently defines much of the office stock along Lake Avenue. Open stairways, escalators, and common public spaces including access to exterior spaces is becoming a common approach. Roof decks and balconies with operable windows are now being incorporated into the work place in an attempt to make the workspace more comfortable, flexible and efficient, especially for technology driven businesses. The current market for office space has diminished however and the new typology of creative office space is showing favor in the region particularly for locations that have access to public transit.

Each of the five design sketches presented are intended as

DESIGN NARRATIVE

83 N. LAKE AVE, PASADENA, CA

AMERICAN GENERAL DESIGN



alternative ideas that have components that can be interchanged to provide Ownership and the Design Review Committee with the opportunity to engage in a discussion of issues. It is anticipated that the final direction may be a combination of ideas that emerge from the discussion with the City.

Single Project/Two Projects

The first issue considered is the discussion of treating the project as two separate projects or as a single mixed project. Key issues that influence this discussion are the ability to share driveway access, loading access as well as ramping within the subterranean parking. The goal is to minimize impact of the site by limiting driveways, and in particular, to enhance the opportunity to create a more pedestrian friendly edge to the property along Lake Avenue and Union Streets. Segregation of the property, particularly in parking for the housing, may be desirable in supporting housing sales or rentals based on security concerns. Convenient ground floor parking to access ground level commercial is needed as it is transient in nature while the creative office parking may be at a lower level or overlap the two sites below grade allowing a more secure separation of building users.

Housing Configuration

The portion of the site that permits housing development supports two basic building configurations.

The preferred design is a 5-6-story double loaded configuration. The 75' height limit allows a consolidation of the mass in a single form. The north-south orientation of the housing bar allows each unit to have direct sunlight during the course of the day. Energy use and exposure are a concern but having sunlight to private balcony spaces may be the worthy compromise. This configuration in a taller building provides the opportunity to use the most westerly "dog leg" of the site to be used as open space and amenity for the residents at the podium level of the project. The intention is to provide two story units at the podium level to maximize access to the landscaped deck by as many units as possible with units at the upper floors having access to individual roof decks.

Creative Office Configuration

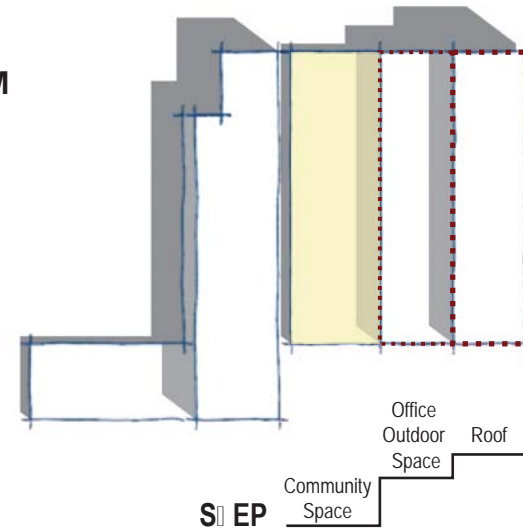
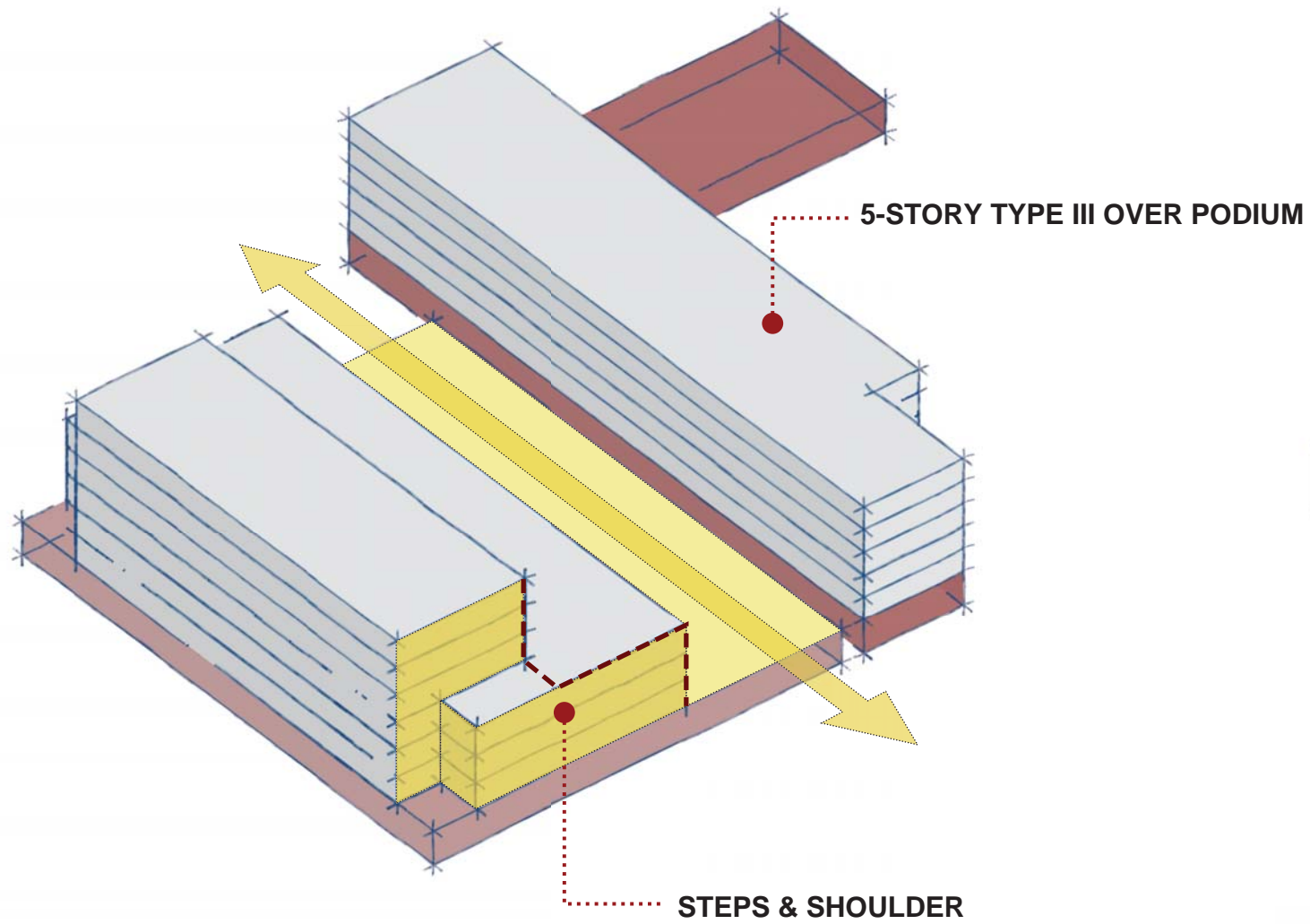
The office building configuration is based on commercial space at the sidewalk and the potential for carving atrium space

into the floor plate as well as defining open space between the structures. The building mass is located along Lake Street and has shoulders that step the scale down at the north and the south facades. The west façade has a major step back to provide a large landscaped deck at the 4th level. This allows more natural light into the shared public space between the buildings. The stepped mass is rotated to open the space to Union Street and the views to the mountains. The rotated form along Union Street serves to articulate the corner entry of the building and the angle points to the view of the City Hall Dome. The open space has a grand stairway that extends the space down to the street level. It is anticipated that this stair will become a landscaped gathering space for the site. The building will have two primary expressions. One for the taller tower and one for the lower rotated mass. These expressions will be glazed with one having a modulated louvered façade and the other mass being a complimentary glazed surface.

DESIGN NARRATIVE

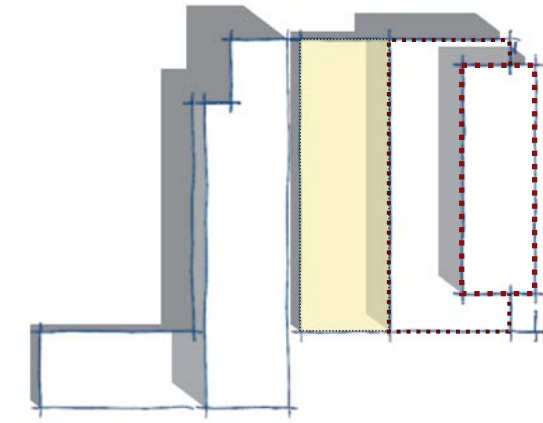
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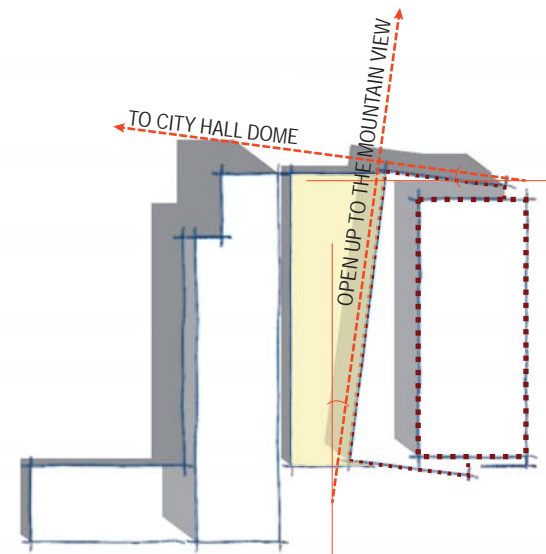
S EP

Allow more natural light into the shared public space between the buildings.

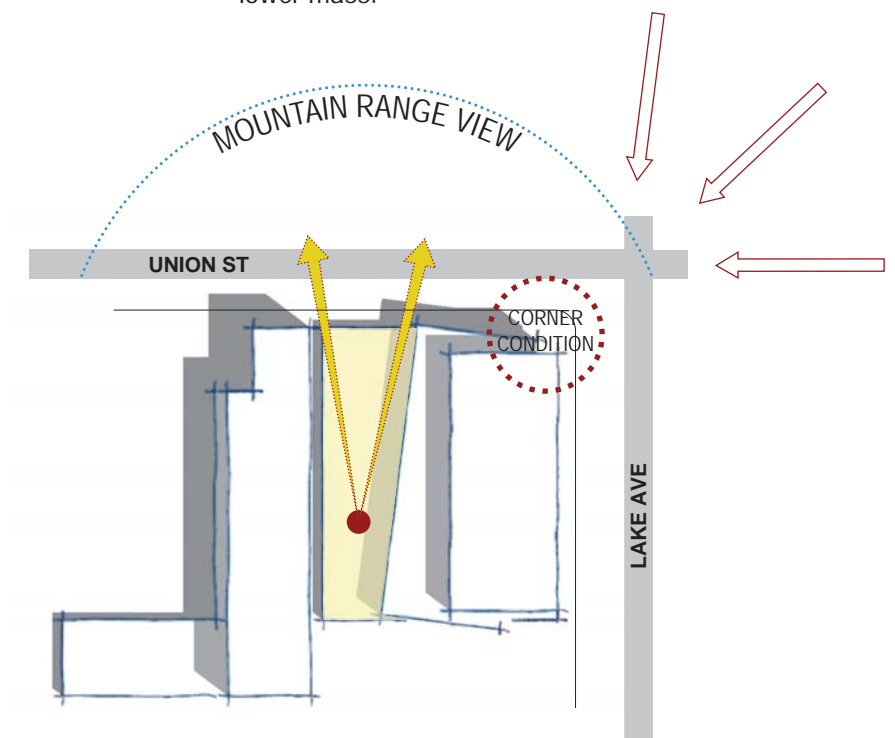


S LDE

Emphasize the expression between the taller mass and lower mass.



S



C E

CONCEPT DIAGRAM

83 N. LAKE AVE, PASADENA, CA

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PROJECT PROGRAM

Lot Size: 70,093 SF

Residential

Use Size (sf): 27,486
Number of Units: 54
Bedrooms per Unit: +/-2
Total Liveable Area (sf): 59,400
Total at 85% Efficiency (sf): 69,882
Ground Floor Lobby/Commercial (sf): 3,000
Community Common Space (sf): 3,000
Total Area (sf): 75,882
Parking: 108

Commercial/Office

Use Size (sf): 42,608
Total Area (sf): 127,821
Parking spaces: 384

Maximum Buildout (sf): 203,703 SF

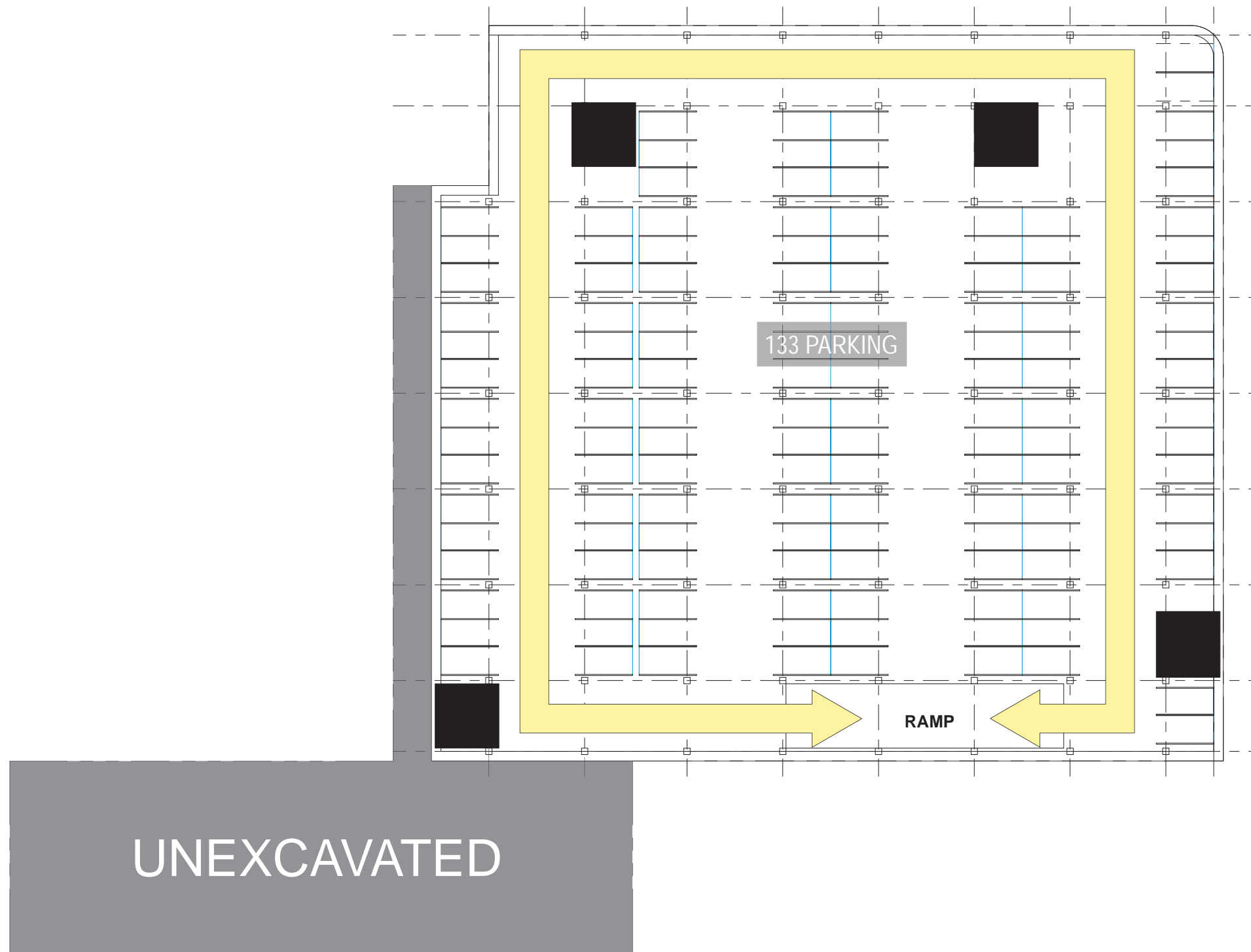


SITE PLAN - PROJECT PROGRAM

83 N. LAKE AVE, PASADENA, CA

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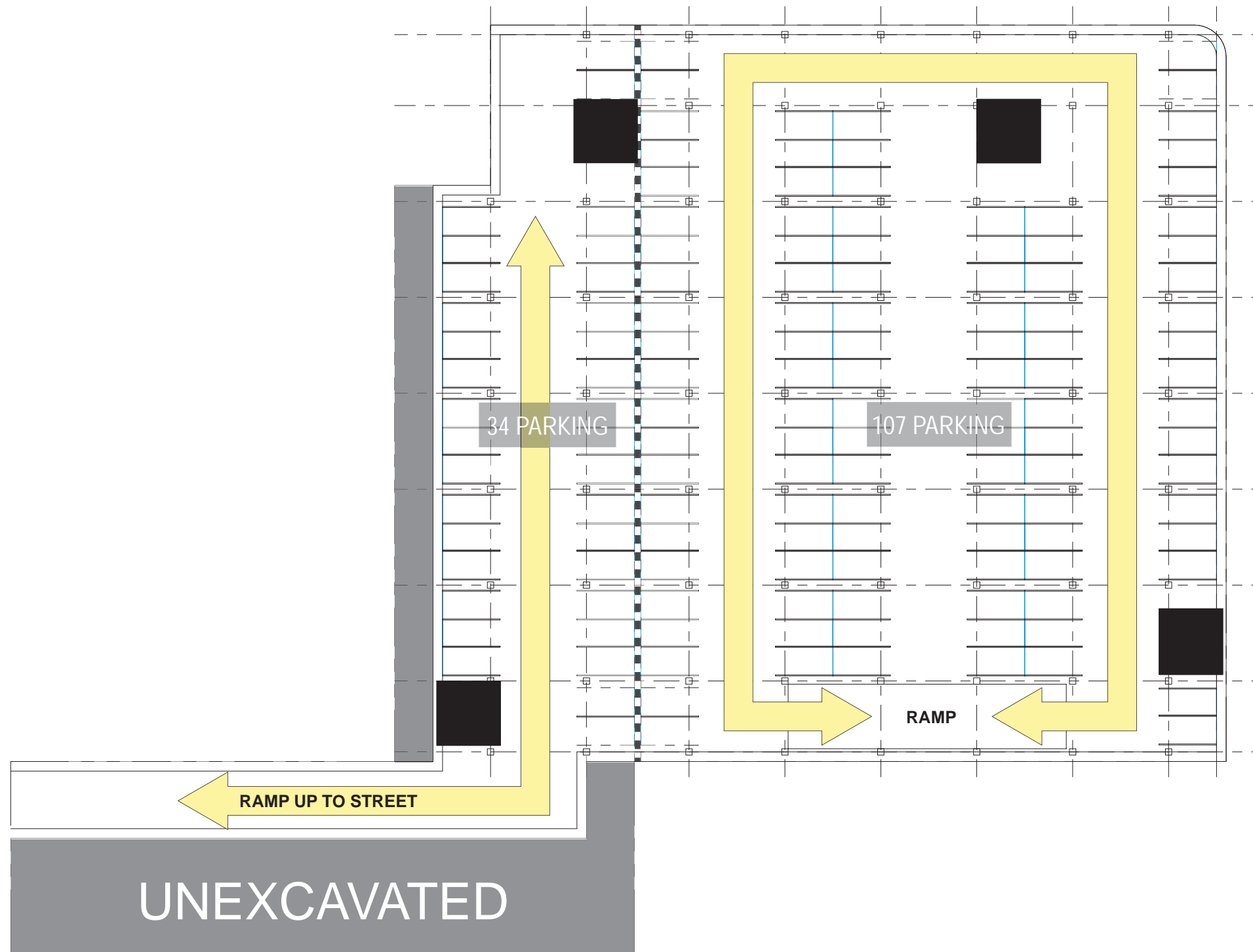


SUBTERRANEAN PARKING - LEVEL 2 & 3

83 N. LAKE AVE, PASADENA, CA

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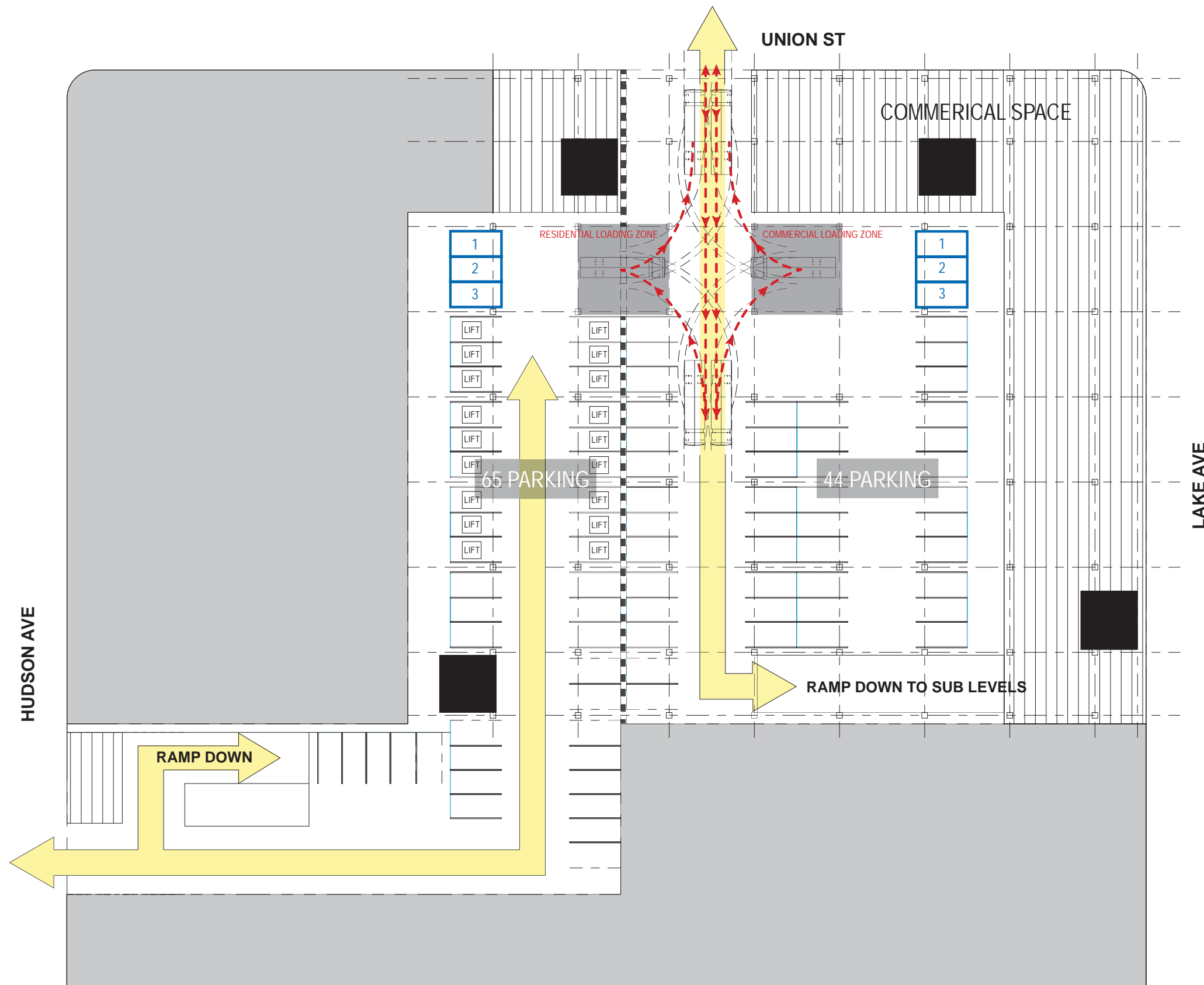


SUBTERRANEAN PARKING - LEVEL 1

83 N. LAKE AVE, PASADENA, CA

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PARKING OPTION 2

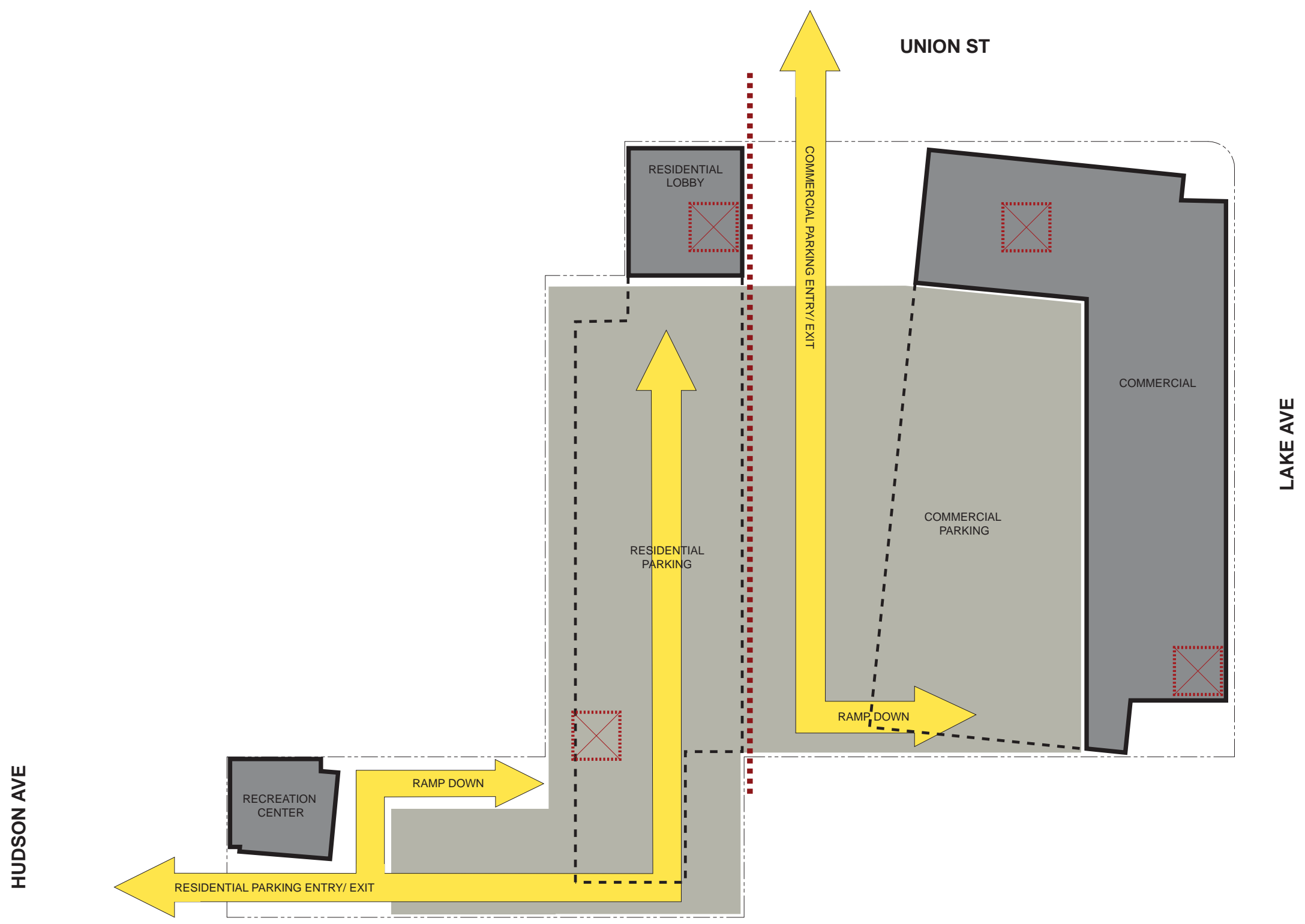
- TREAT THE RESIDENTIAL AND COMMERCIAL AS SEPARATE PROJECT.
- SEPARATE PARKING ENTRY/EXIT AND RAMP.
- COMMERCIAL ENTRY/EXIT FROM UNION ST.
- RESIDENTIAL ENTRY/EXIT FROM HUDSON AVE.
- LOADING TRUCKS CIRCULATE IN AND OUT FROM UNION ST AS ILLUSTRATED.
- EXCAVATION: 3 LEVELS.
- TOTAL RESIDENTIAL PARKING: 99
- TOTAL COMMERCIAL PARKING: 417

GROUND FLOOR PARKING

83 N. LAKE AVE, PASADENA, CA

AMERICAN GENERAL DESIGN



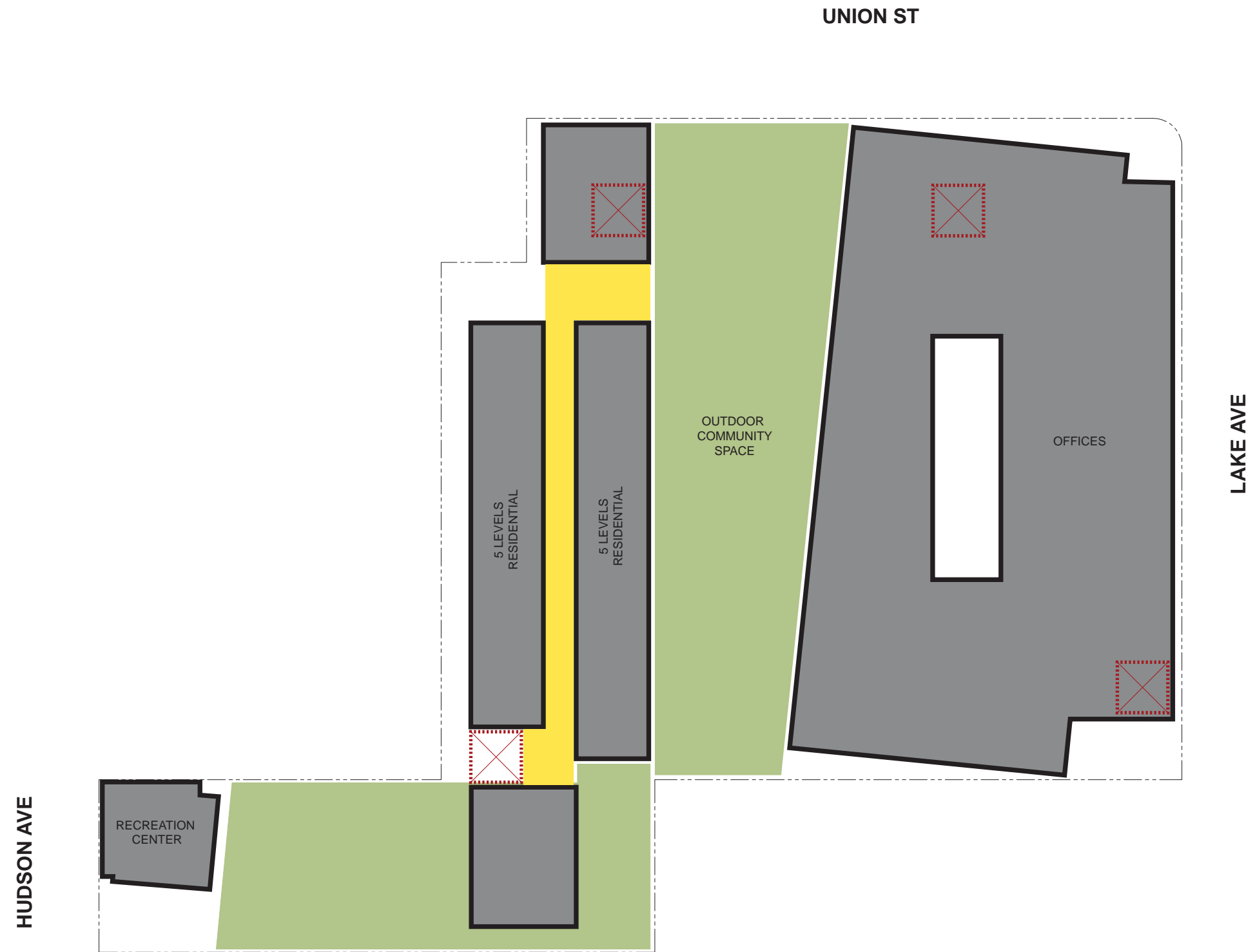


DIAGRAMATIC GROUND FLOOR

83 N. LAKE AVE, PASADENA, CA

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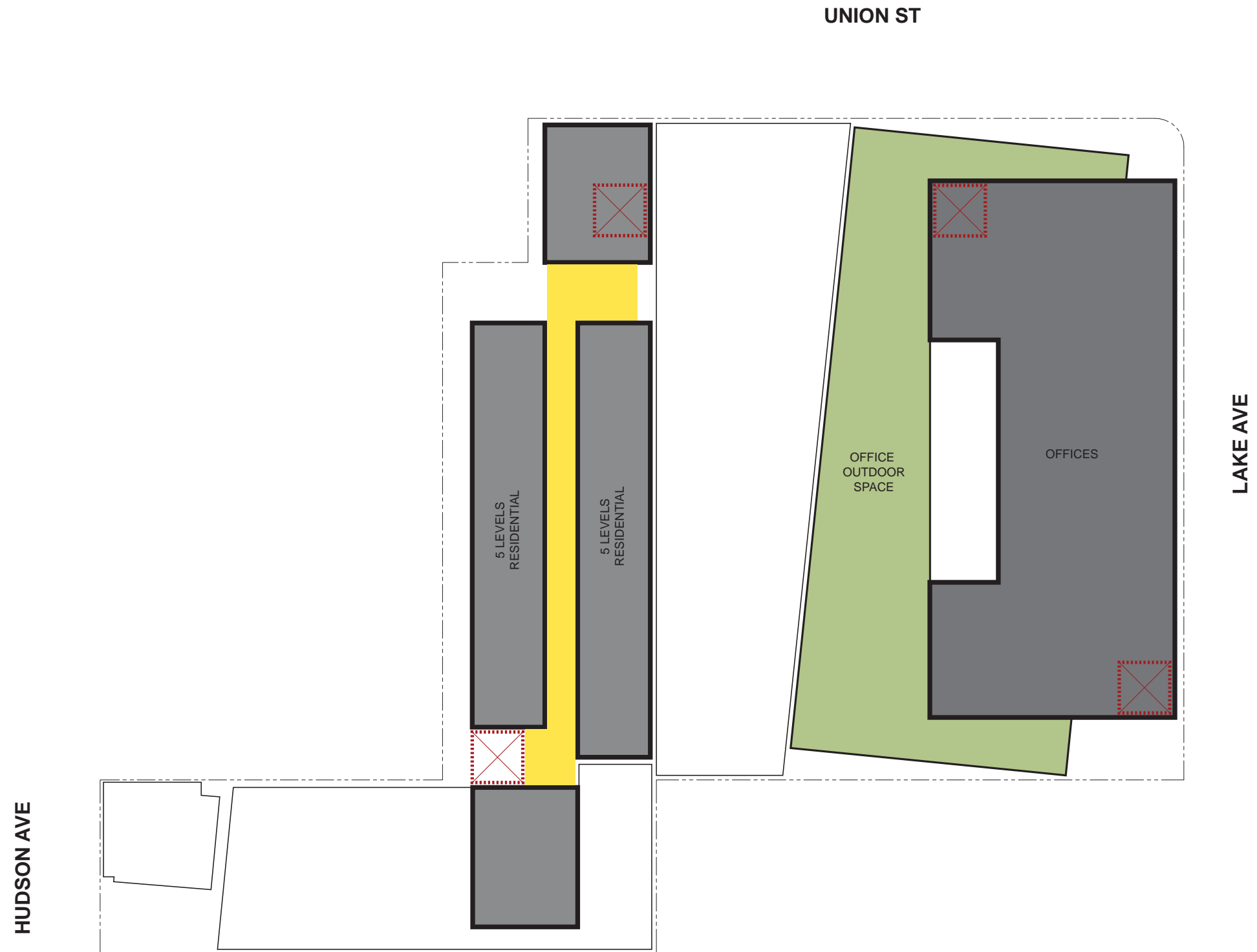


DIAGRAMATIC 2ND - 4TH FLOOR

83 N. LAKE AVE, PASADENA, CA

AMERICAN GENERAL DESIGN





DIAGRAMATIC 5TH - 6TH FLOOR

83 N. LAKE AVE, PASADENA, CA

AMERICAN GENERAL DESIGN



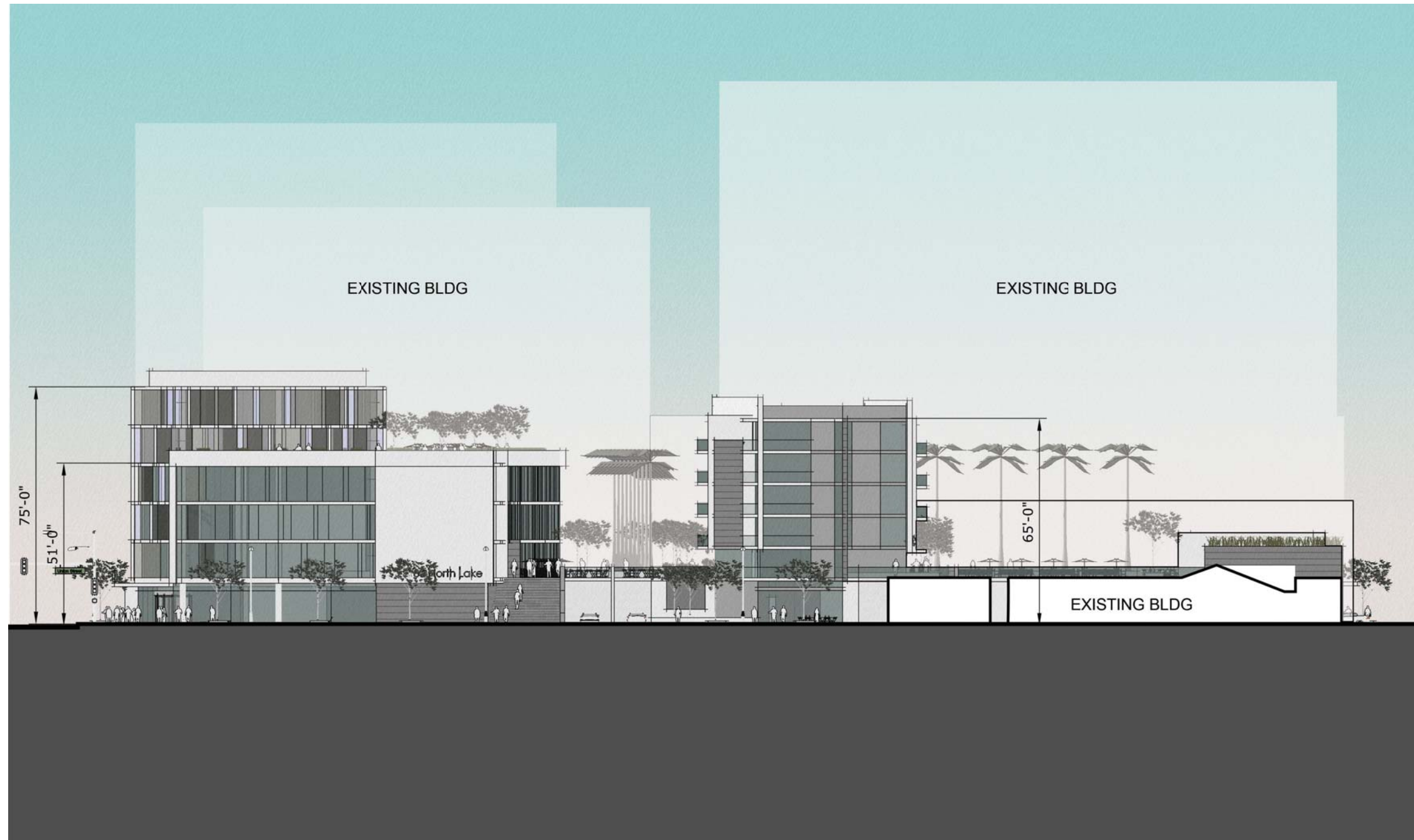


EAST ELEVATION (LAKE AVE)

83 N. LAKE AVE, PASADENA, CA

AMERICAN GENERAL DESIGN



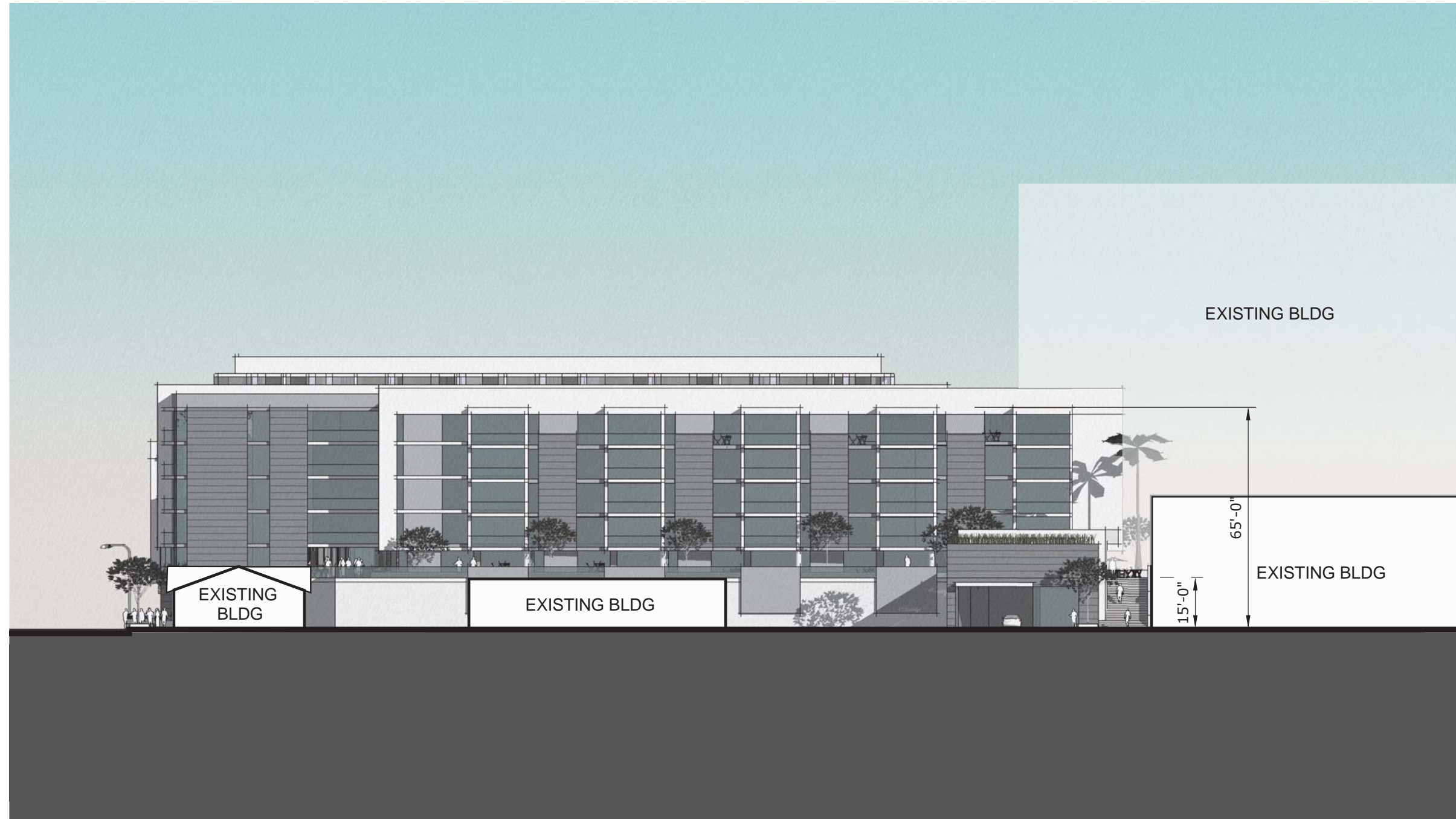


NORTH ELEVATION (UNION ST)

83 N. LAKE AVE, PASADENA, CA

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WEST ELEVATION (HUDSON AVE)

83 N. LAKE AVE, PASADENA, CA

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AERIAL VIEW

83 N. LAKE AVE, PASADENA, CA

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KEY PERSPECTIVE

83 N. LAKE AVE, PASADENA, CA

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KEY PERSPECTIVE

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KEY PERSPECTIVES

83 N. LAKE AVE, PASADENA, CA