

THE AFFINITY

ELDER CARE

City Council Meeting
11/21/2022

555 S. ARROYO PARKWAY
PASADENA, CA

Affinity Elder Care Development

General Plan Guiding Principles



General Plan Guiding Principles

Growth targeted towards community needs and quality of life. Higher density directed into Central District.

Pasadena's historic resources will be preserved.

Pasadena will be an economically vital city by providing jobs, services, revenues, and opportunities.

Safe, well-designed, accessible, and human-scale areas will be provided where people of all ages can live, work and play.

Specific plans in targeted development areas will emphasize a mix of uses, pedestrian activity, and transit.

Pasadena will be a cultural, scientific, corporate, entertainment, and education center for the region.

Community participation will be a permanent part of achieving a greater city.

Pasadena is committed to public education and a diverse educational system.



Affinity



Affinity's mix of uses are driven by the community's needs and enhancing quality of life.



Affinity retains and adaptively reuses two historic resources as the social heart of the project.



Affinity will attract businesses, bring jobs and provide vital services for the community.



Affinity is a multigenerational community that provides live, work, and play opportunities.



Affinity provides balanced mix of uses, activates the pedestrian experience along Arroyo Parkway, and sits between two Metro L Line stations.



Affinity reinforces Pasadena's position as a regional and national leader in medicine and research. The Affinity contributes in keeping Pasadena's intellectual capital in Pasadena.



Met with hundreds of community members and their respective organizations.



Affinity will generate substantial fees and taxes to PUSD, likely without requiring any educational services for its residents or users.



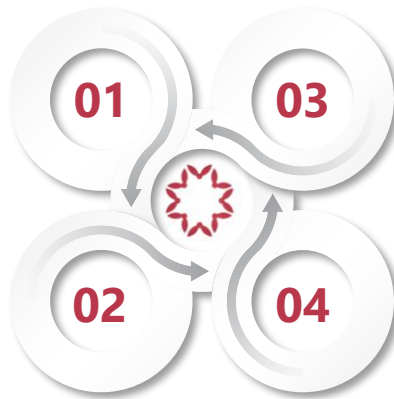
Benefits of Affinity Project PD

HIGHTST QUALITY, COHESIVE PROJECT

- NOT FRAGMENTED, ALL-RESIDENTIAL BUILDINGS THAT COULD BE DENSER AND TALLER THAN AFFINITY

SENIOR CARE IS CRITICALLY NEEDED WITH LOW ENVIRONMENTAL IMPACT

- COMPLEMENTARY TO OTHER USES
- MAKES OVERALL PROJECT ENVIRONMENTALLY FRIENDLY



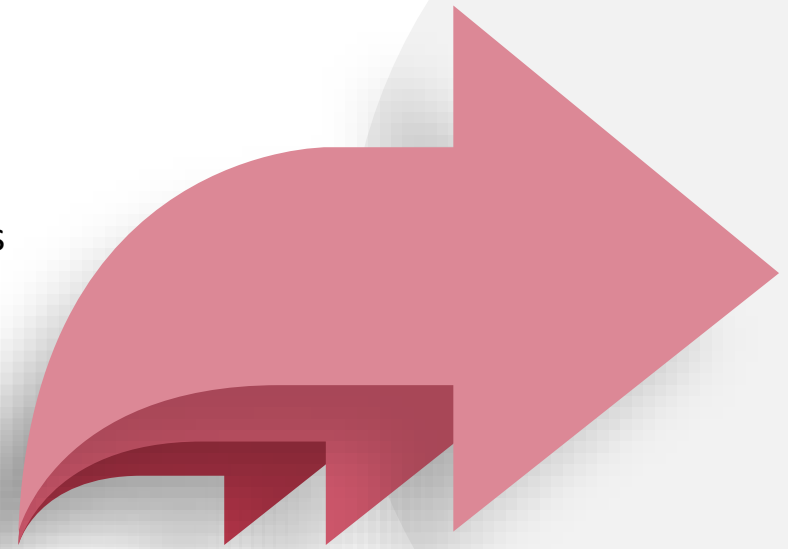
EXHAUSTIVELY STUDIED, INCOPRORATES NUMEROUS COMMUNITY SUGGESTIONS OVER 2 ½ YEARS

SIGNIFICANT PUBLIC BENEFITS

- STREETLIGHT REPLACEMENTS
- REPAVING ARROYO PARKWAY
- PUBLIC BENCHES, WIDER SIDEWALKS, WAYFINDING SIGNAGE, AND OTHER STREETScape IMPROVEMENTS
- COMPLETE STREETS PROGRAM
- JOBS AND HOMES NEAR TRANSIT
- \$91 MILLION IN PASADENA JOBS
- \$1 MILLION/YR IN GENERAL FUND REVENUES

Accepted PD Conditions

- Accepting 135 conditions of approval
- We are requesting modifications to 2 conditions



Discussion Items



A large red semi-circle on the left contains the word 'Affinity' in white. To its right is a light gray curved line with two red dots. Each dot is connected by a horizontal line to a bracketed box containing a number and a text label. The top box contains '1' and 'Building A Height'. The bottom box contains '2' and 'New Local Mobility Analysis'.

Affinity

1

Building A Height

2

New Local Mobility Analysis

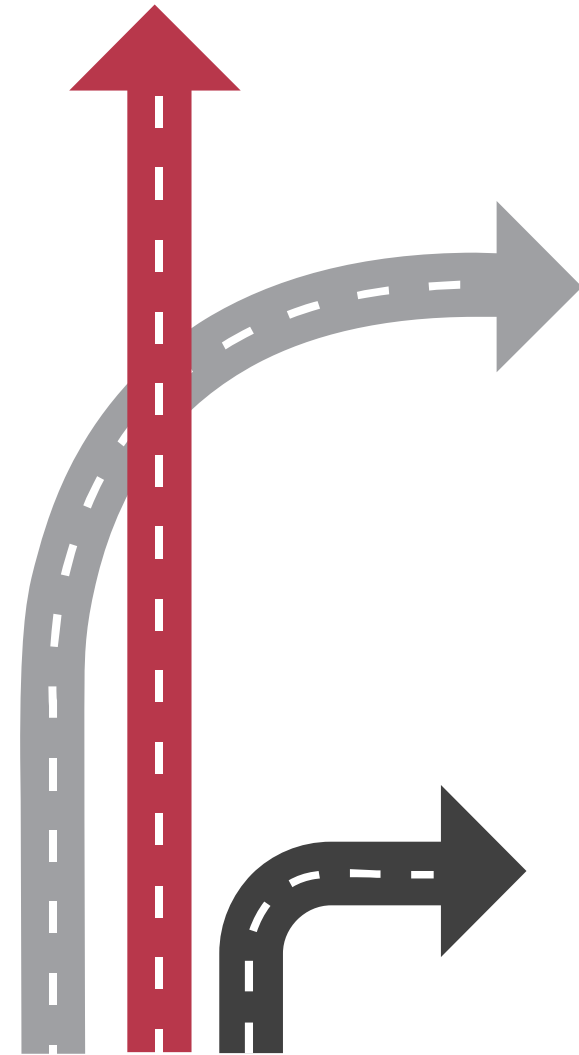


Building A Height

- Building Design
 - 1st Level: 15 ft
 - 2nd - 6th Levels: 13 ft
- Limit Building A max height to 80 ft
- 13 ft required minimum for modern Medical/Research users
- Proposed Condition:
 - The maximum allowed height of Building A shall be ~~75~~ 80 feet. For purposes of this condition, maximum height shall be measured from the lowest elevation at the existing grade of an exterior wall at South Arroyo Parkway to the top plate of the structure, as defined at Pasadena Municipal Code Section 17.80.020.

New Local Mobility Analysis

- We comply with the traffic analysis specified by City requirements, and are obligated to comply with that
- The addition of an additional traffic analysis is new, and was not part of our process and design over past 2 ½ years
- We are willing to add the new Local Mobility Analysis, but request that cost of those incremental improvements be limited to \$75,000
- Proposed Condition:
 - At the applicant's expense, a Local Mobility Analysis shall be conducted for the Approved Project to consider the effect of the new development on the street network using the new analysis methodology. The analysis will apply new assessment criteria, existing and future transportation network context, operational analyses, residential neighborhood cut-through/intrusion analysis, net project trip generation based on the current land uses, and new traffic data collection. Based on the outcome of the Local Mobility Analysis, the applicant may be required to implement improvements in the public right-of-way **in an amount not to exceed \$75,000**.



The Affinity

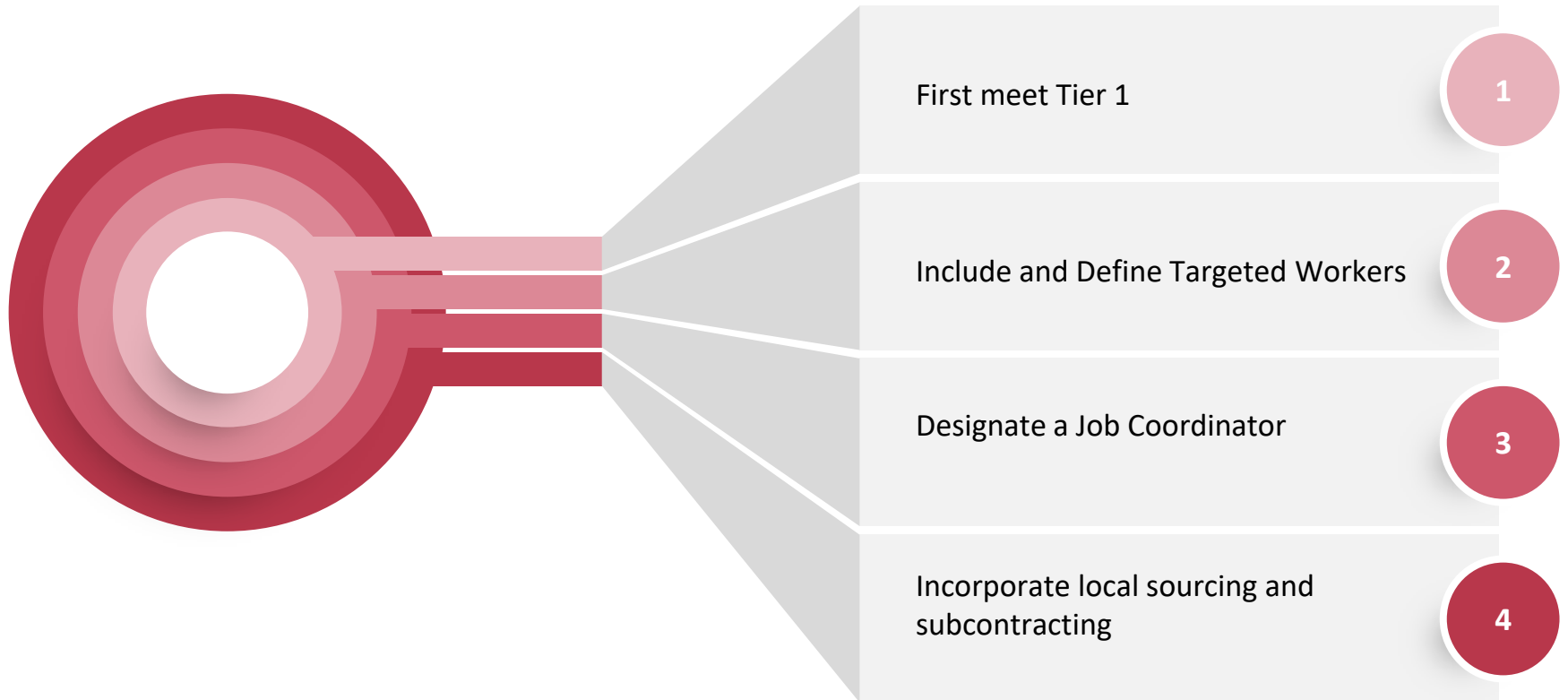


- Fulfills a need that touches everyone - providing quality of life for mom and dad
- Provide attractive and beautifully landscaped areas that welcome visitors and friends
- Medical care, groceries, restaurants, and shopping uses are across the courtyard
- Preserves history and enhances pedestrian experience
- Built to embrace convenient public transportation

THANK YOU

APPENDIX

Local Hire



Building A Sidewalks + Setbacks

- We are expanding our sidewalks from 10 feet to 13 feet on Arroyo and 12 feet on California
- Our big challenge here is structural
 - Meet minimum drive isle width and other spacing requirements
 - Avoid excavating another parking level beyond what the EIR has studied
- We request using the sidewalk and setback condition recommended by Planning Commission and approved by DOT

