

THE AFFINITY

ELDER CARE

City Council Meeting
10/24/2022

555 S. ARROYO PARKWAY
PASADENA, CA

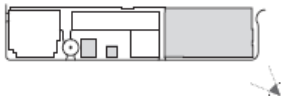
Edgewood | adept

Our history is in Pasadena

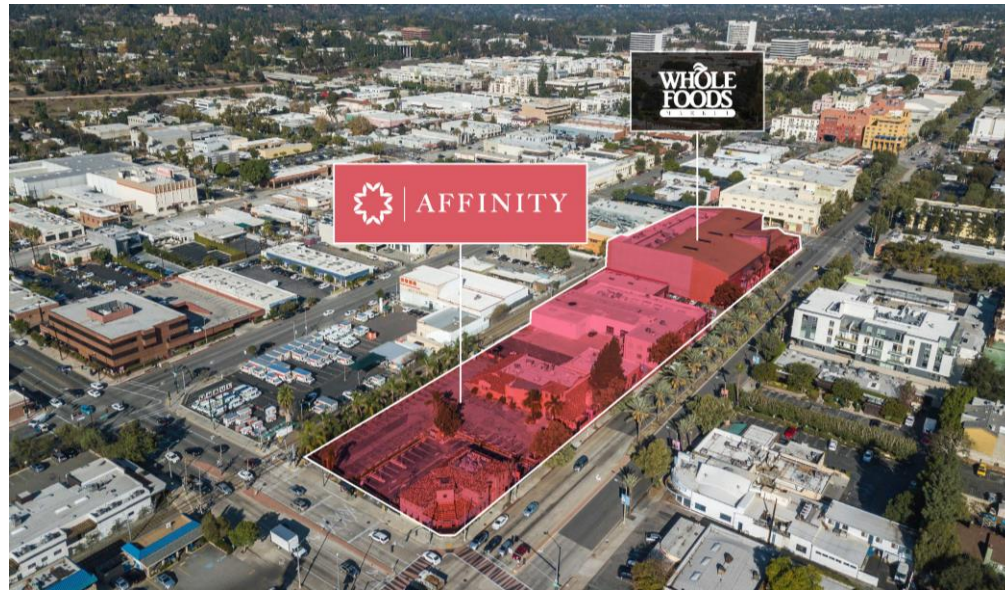


Project Context

Gateway to Huntington Medical Research Corridor



Project Site



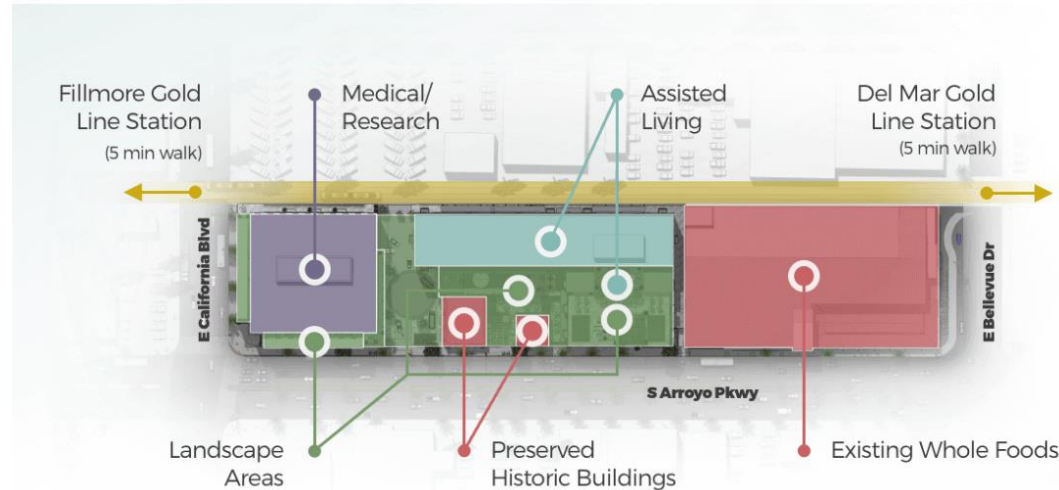
- Size
 - 3.3 Acres
- Historic Resources
 - Two historic buildings
 - Opportunity to restore as heart of project with outdoor courtyard
- Location Connectivity & Mobility
 - Metro L Line
 - Multiple Bus Connections
 - Improved Pedestrian Experience

Affinity Elder Care Development

General Plan Guiding Principles

1. Growth targeted towards community needs and quality of life. Higher density directed into Central District.
2. Pasadena's historic resources will be preserved.
3. Pasadena will be an economically vital city by providing jobs, services, revenues, and opportunities.
4. Safe, well-designed, accessible, and human-scale areas will be provided where people of all ages can live, work and play.
5. Specific plans in targeted development areas will emphasize a mix of uses, pedestrian activity, and transit.
6. Pasadena will be a cultural, scientific, corporate, entertainment, and education center for the region.
7. Community participation will be a permanent part of achieving a greater city.
8. Pasadena is committed to public education and a diverse educational system.

Project Summary



Medical/ Research+

- 151,000 sf of medical/research uses
- Ancillary café and street-front commercial uses

Historic Element

- Preserved and restored historic buildings will frame courtyard at heart of the project

Assisted Living

- 184,376 sf senior living facility with assisted and independent living

Residential Exchange

- Ability to exchange the medical/research building with up to 197 dwelling units within the same building envelope.

Healthy Organic Market

- Existing Whole Foods to remain on-site

Site & Access

- Extensive Landscape (approx. 50% more trees)
- Approx. 31,605 sf of open spaces
- Reduce curb cuts by 50%
- Extend sidewalks and provide new courtyard



Historic Preservation



523 S Arroyo Pkwy

Historic Name: Lewis Iron Building
Architect: Marston & Van Pelt
Year of Construction: 1922



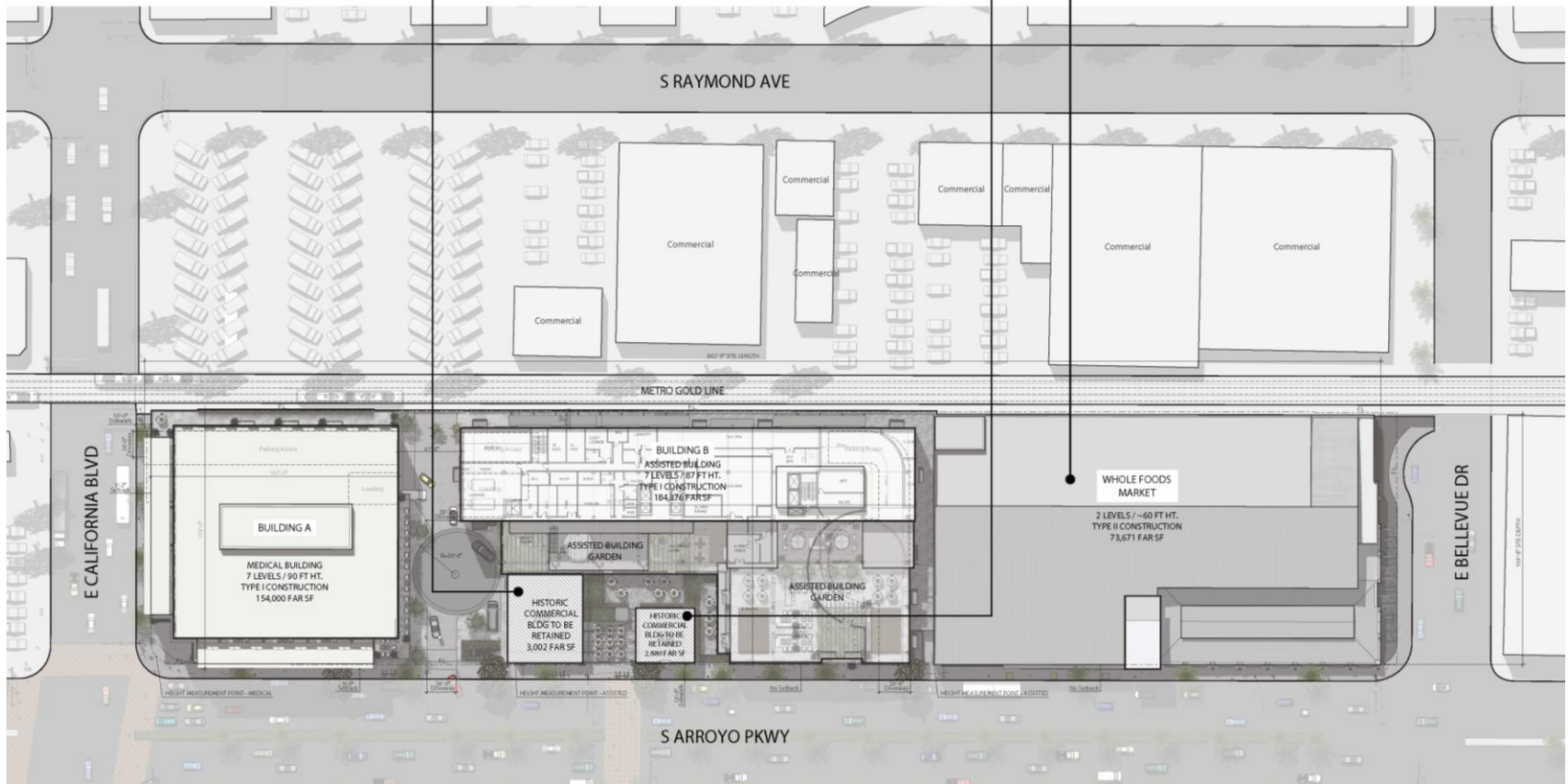
501 S Arroyo Pkwy

Historic Name: Market Warehouse Offices
Architect: Van Pelt & Lind
Year of Construction: 1940



465 S Arroyo Pkwy

Historic Name: Electric Railroad Garage
Architect: P. E. Railroad
Builder: Rittenhouse Brothers
Year of Construction: 1923



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Landscape Element



Pedestrian Experience



- Activate Storefronts
- Landscape Elements
- Courtyard + Breezeways
- Architectural Articulation
- Human Activity; At Ground Floor Level

PEDESTRIAN ACTIVATION



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Affinity Elder Care Development

Positive Environmental Attributes

Water Usage

01

- The Affinity, like all Pasadena residents and commercial entities, is required to and will comply with all applicable water conservation measures
- 9% - 18% reduction in water use on a population weighted basis compared to single-family units

Urban Heat Island

02

- The Affinity would have a beneficial effect on Urban Heat Island by:
 - 47% reduction in exposed asphalt
 - ~4,700 sf of net new exposed vegetated landscaped areas

03

GHG

- Project aligns with Sate's goals and the City's CAP in addressing GHG and climate change
- The Project's GHG emissions that were used to evaluate against the CAP's checklist were rigorously calculated

04

LEED

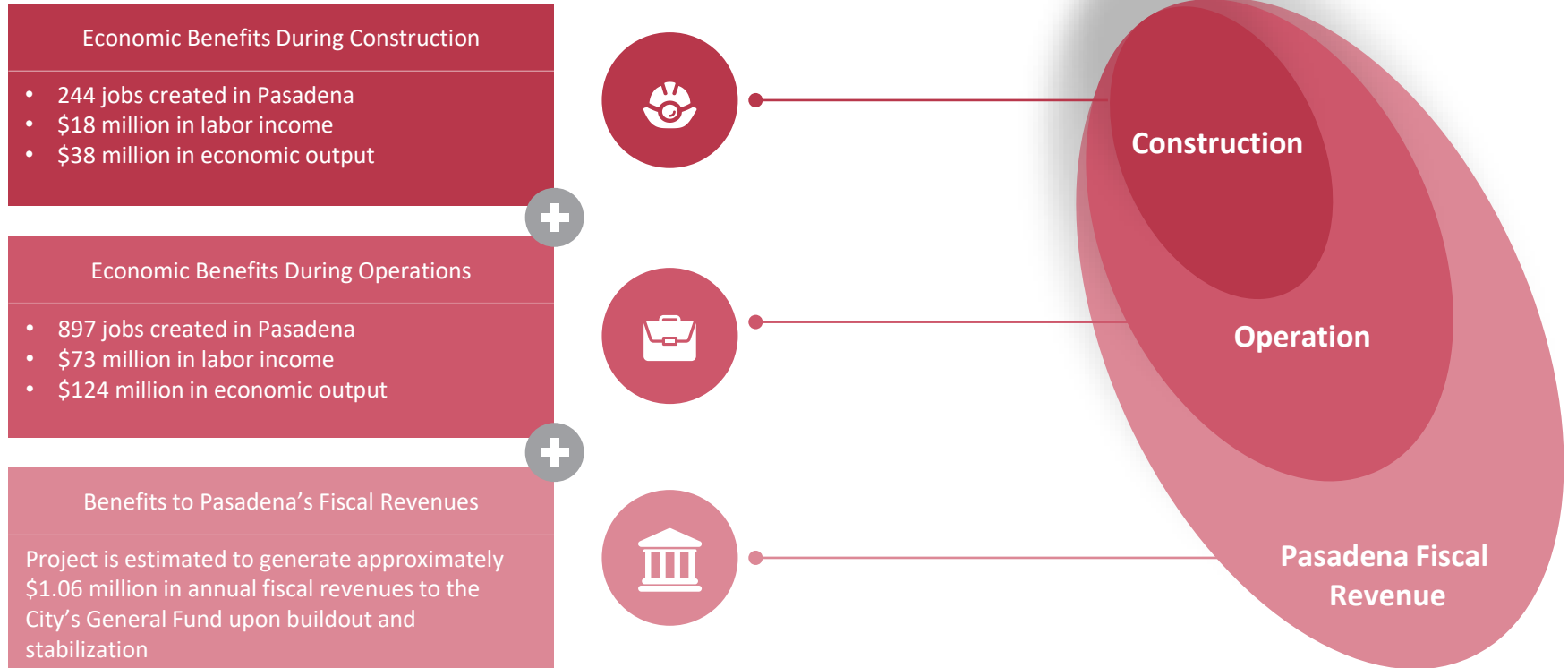
- Reduce environmental impacts in design, construction, and operation and maintenance of the building
- Reduce total energy and water consumption and waste generation
- Provide financial incentives to building owners and occupants



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Affinity Elder Care Development

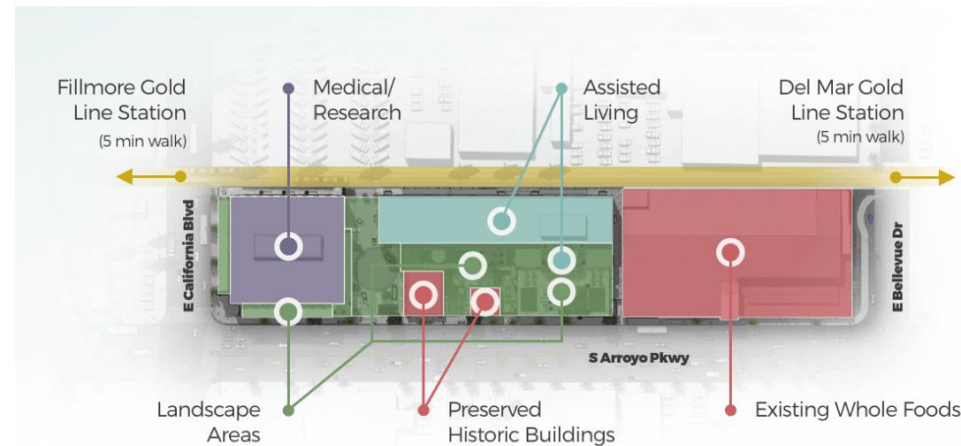
Economic Benefits to Pasadena



Per Gross Fiscal Impact & Economic Benefit Analysis report dated August 2022 prepared by Kosmont Companies

Affinity Project Evolution Through Community Input

- 1 Pushed density and height towards Metro ROW with lower buildings at Arroyo Parkway
- 2 Modified Buildings
 - Contextualize Assisted Living buildings with historic elements
 - More contemporary design for the Medical/Research building
- 3 Driveway design
 - Incorporate porte-cochere design to reduce ingress/egress backup onto Arroyo Parkway
 - Reduce curb cuts to improve pedestrian safety
- 4 Architectural and landscape elements
- 5 Sidewalk widths to up to 13 ft
- 6 Enhanced public spaces
- 7 Revised 1st Floor architectural treatments with extensive glass lines and incorporated dining uses on street front of assisted living building
- 8 Eliminated canopy structure in open spaces between historic buildings
- 9 Limited certain uses on Whole Foods parcel and restricted FAR and Density through PD Plan



Affinity Elder Care Development

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

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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.



Design Commission Feedback

“

This project makes sense!



“

This is a massive project and will significantly change that intersection, which is not a bad thing but a good thing because it will create a lot of activity there. Arroyo does not have much of a walking environment. Arroyo does not have a density of pedestrian oriented uses that attract people.



“

I don't think anybody has not wondered what will happen at this corner. Very pleased to see the program that has been developed. The medical/research building and assisted living seems to be an appropriate use of this land.



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Planning Commission Feedback



“

Not nervous about putting height in this area given proximity to the hospital and all the projects that have recently been approved in the medical corridor. It makes a lot of sense.

“

I think this may be a record. I don't recall any project having this many speakers for a long time.



“

To me, shaving off a floor vs having additional affordable housing, I would lean toward the latter.



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History of Building Heights and Contexts in Pasadena

Colorado Boulevard (1887)



History of Building Heights and Contexts in Pasadena

Hotel Green(90 ft; 1899)



Constance Hotel (90 ft; 1926)



Chamber of Commerce Building (83 ft; 1906)

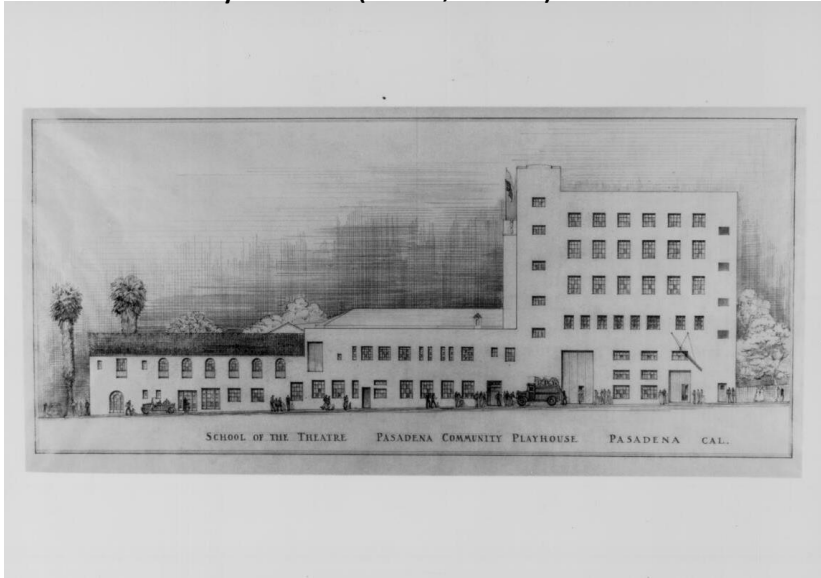


Citizens Savings Bank (90ft; 1913)



History of Building Heights in Pasadena

Pasadena Playhouse (77 ft; 1925)



Vista Del Arroyo Hotel (103 ft; 1921-31)



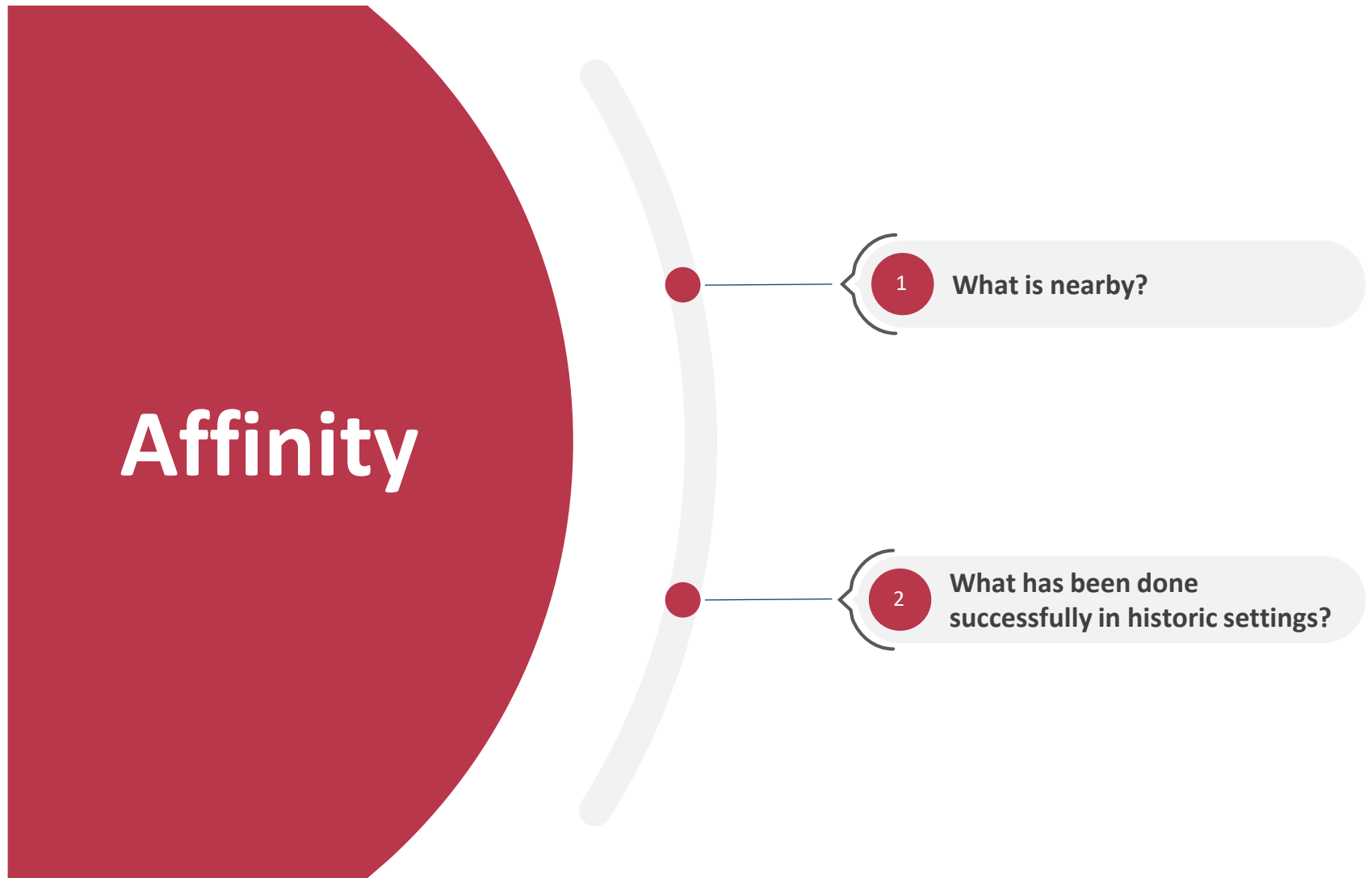
Pasadena Furniture Co (116 ft; 1924)



Pasadena Bank (120 ft; 1928)



What Makes Sense for Affinity?



Height Context Exercise – Nearby Properties



Avalon Del Mar Station

Distance: 0.3 mile

A 90 ft



Huntington Memorial Hospital

Distance: 0.2 mile

B 175 ft



Castle Green

Distance: 0.6 mile

C 100 ft



Concord Pasadena

Distance: 0.5 mile

D 100 ft



Art Center College of Design

Distance: 0.7 mile

E 125 ft

Height Context Exercise – Nearby Properties



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Distance: 0.3 mile



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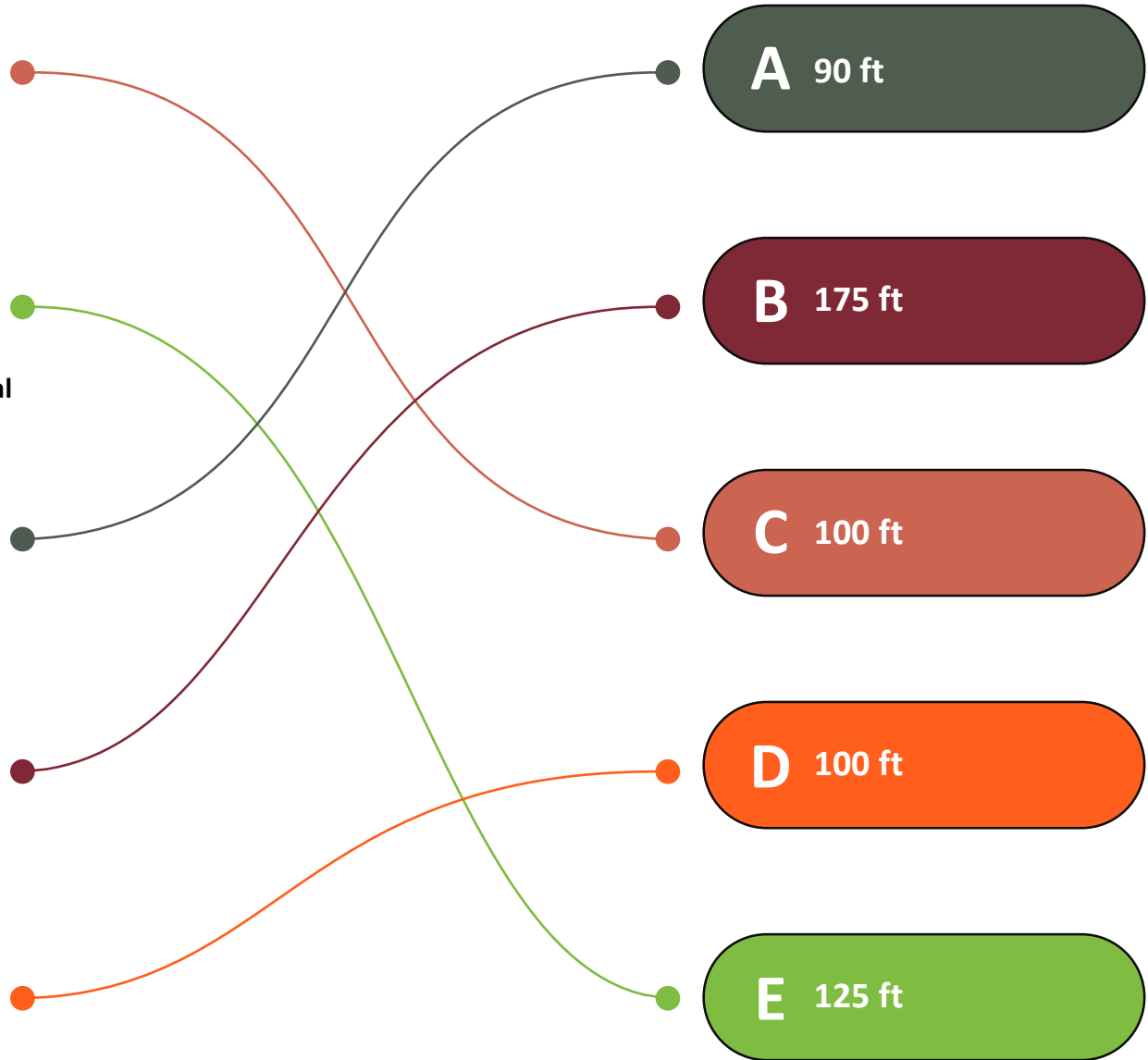
Concord Pasadena

Distance: 0.5 mile



Art Center College of Design

Distance: 0.7 mile



Elevation Study Map – Central and S. Fair Oaks Districts



HEIGHT: 100 ft
Art Center College of Design
1111 S Arroyo Pkwy, Pasadena
Distance: 0.7 mile



HEIGHT: 100 ft
Avalon Del Mar Station
265 S Arroyo Pkwy, Pasadena
Distance: 0.3 mile



HEIGHT: 150 ft
Concord Pasadena
275 Cordova St, Pasadena
Distance: 0.5 mile



HEIGHT: 112 ft
Pasadena Office Tower
150 S Los Robles Ave
Distance: 1 mile



HEIGHT: 120 ft
Pacific Southwest Savings Bldg
234 E Colorado, Pasadena
Distance: 0.9 mile



HEIGHT: 144 ft
Century Square
155 N Lake Ave, Pasadena
Distance: 1.9 mile



HEIGHT: 125 ft
Huntington Memorial Hospital
100 W California Blvd, Pasadena
Distance: 0.2 mile



HEIGHT: 179 ft
Jacobs Engineering Bldg
225 S Lake Ave, Pasadena
Distance: 1.5 mile



HEIGHT: 100 ft
199 South Los Robles
199 S Los Robles Ave, Pasadena
Distance: 0.6 mile



HEIGHT: 90 ft
Castle Green
99 S Raymond Ave
Distance: 0.6 mile



HEIGHT: 192 ft
AT&T / WeWork Office Space
177 E Colorado Blvd, Pasadena
Distance: 1 mile



HEIGHT: 153 ft
Westin Pasadena
191 N Los Robles Ave, Pasadena
Distance: 1.4 mile



HEIGHT: 144 ft
Millikan Library
1200 E California Blvd, Pasadena
Distance: 1.3 mile



HEIGHT: 130 ft
388 Cordova
388 Cordova St, Pasadena
Distance: 0.7 mile



HEIGHT: 129 ft
Hilton Pasadena
168 S Los Robles Ave, Pasadena
Distance: 0.5 mile



HEIGHT: 140 ft
70 South Lake
70 S Lake Ave
Distance: 1.7 mile

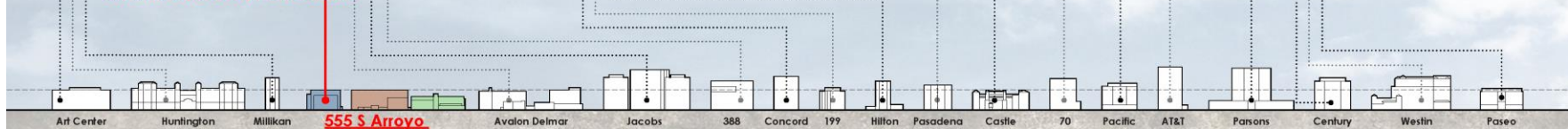


HEIGHT: 186.5 ft
Parsons Corporate Headquarters
100 W Walnut St, Pasadena
Distance: 1.5 mile



HEIGHT: 94.5 ft
Paseo 77
300 E Colorado Blvd, Pasadena
Distance: 0.8 mile

**SITE
HEIGHT: 90 ft**
555 S Arroyo Pkwy, Pasadena



HEIGHT COMPARISON TO CONTEXT IN PASADENA

555 S ARROYO PKWY, PASADENA, CA 91105



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Avalon Del Mar Station

- Residential/Commercial Mixed-Use (2006)
- Architect: Moule & Polyzoides
- 7 Stories (100 ft) next to 1 story historic structure
- Development Info
 - Land Size: 4.1 Acres
 - 347 Units (85 DU/Acre)
 - Parking Spaces: 1,200 (600 dedicated to transit)
 - 14-21 feet between buildings
- Recognition:
 - 2003 Congress for the New Urbanism Charter Award
 - Los Angeles Business Journal Outstanding Architect Award
 - Parkinson Spirit of Urbanism Award, USC School of Architecture



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

VIDEO

THANK YOU