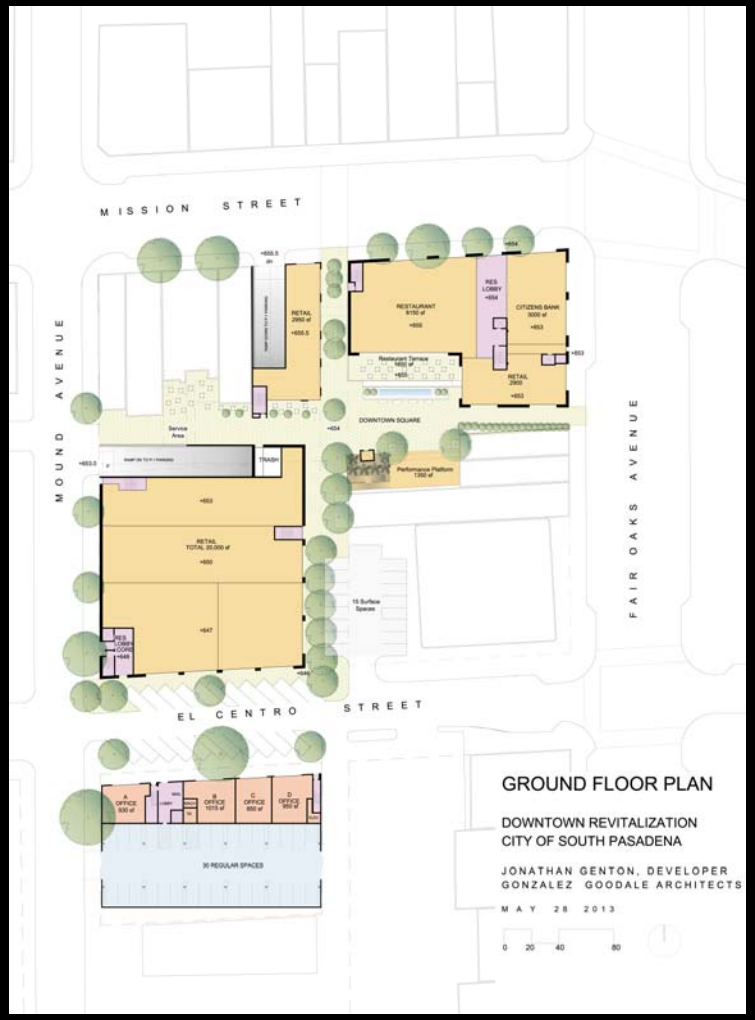
SOUTH PASADENA
DOWNTOWN REVITALIZATION PROJECT

Ad Hoc Downtown Advisory Committee
May 29 2013

Genton Property Group
Gonzalez Goodale Architects

A G E N D A



1. Team Introduction
2. Planning Development
3. Operational Diagrams
4. Parking Options
5. Massing and Scale
6. Character / Detail

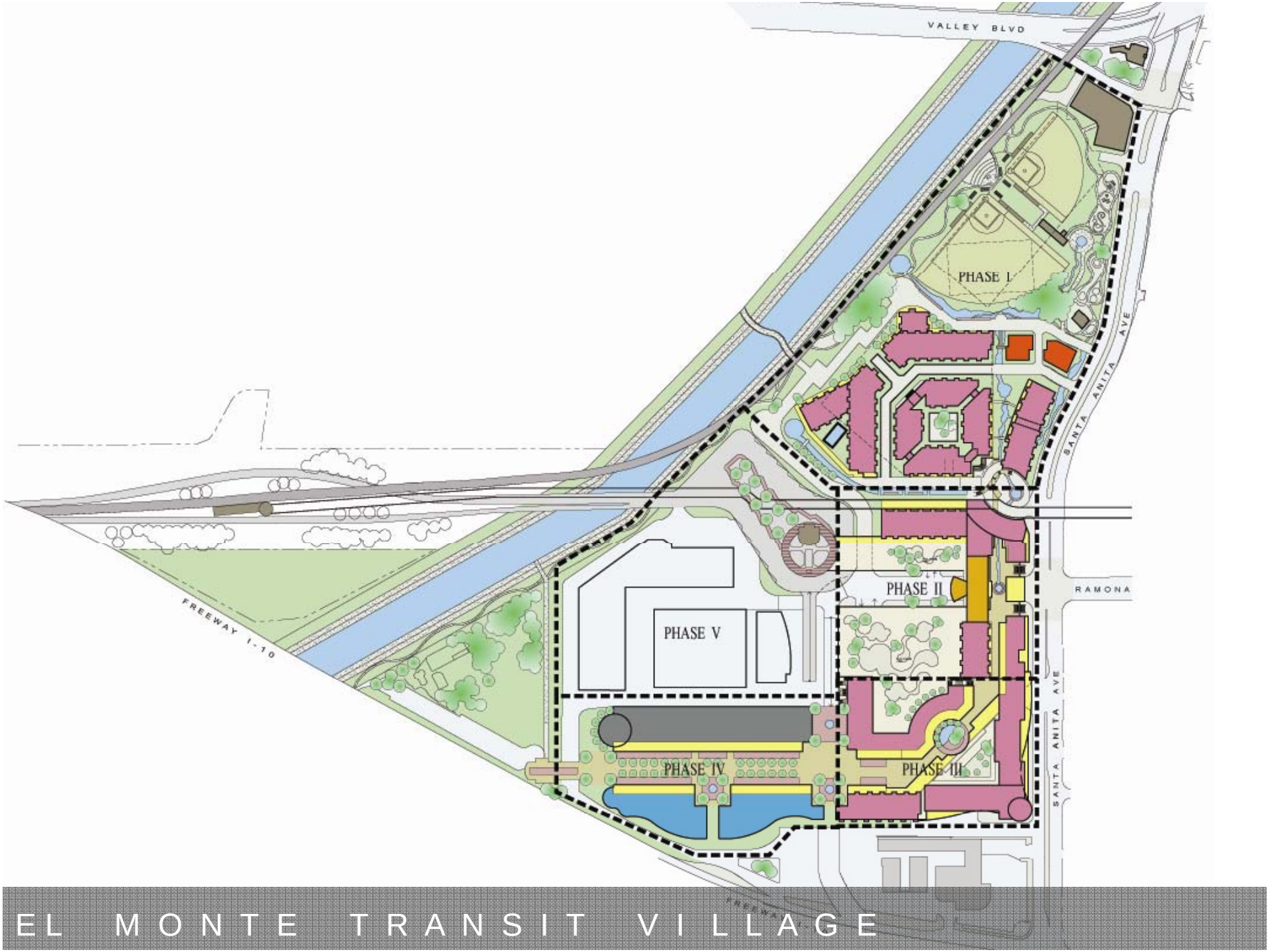
Background

GONZALEZ GOODALE STUDIOS

CULVER CITY CITY HALL

PALO VERDE HOUSING
GLEN OAKS CA

ROBERT F KENNEDY PARK



EL MONTE TRANSIT VILLAGE

WALNUT / ALLEN MIXED-USE / T.O.D.

ONE GREEN STREET MIXED-USE

Planning Development Operational Diagrams

GROUND FLOOR PLAN

DOWNTOWN REVITALIZATION
CITY OF SOUTH PASADENA

JONATHAN GENTON, DEVELOPER
GONZALEZ GOODALE ARCHITECTS

MAY 28 2013

0 20 40 80

P-1 FLOOR PLAN

DOWNTOWN REVITALIZATION
CITY OF SOUTH PASADENA

JONATHAN GENTON, DEVELOPER
GONZALEZ GOODALE ARCHITECTS

M A Y 2 1 2013

0 20 40 80

P-2 FLOOR PLAN

DOWNTOWN REVITALIZATION
CITY OF SOUTH PASADENA

JONATHAN GENTON, DEVELOPER
GONZALEZ GOODALE ARCHITECTS

M A Y 2 1 2 0 1 3

0 20 40 80

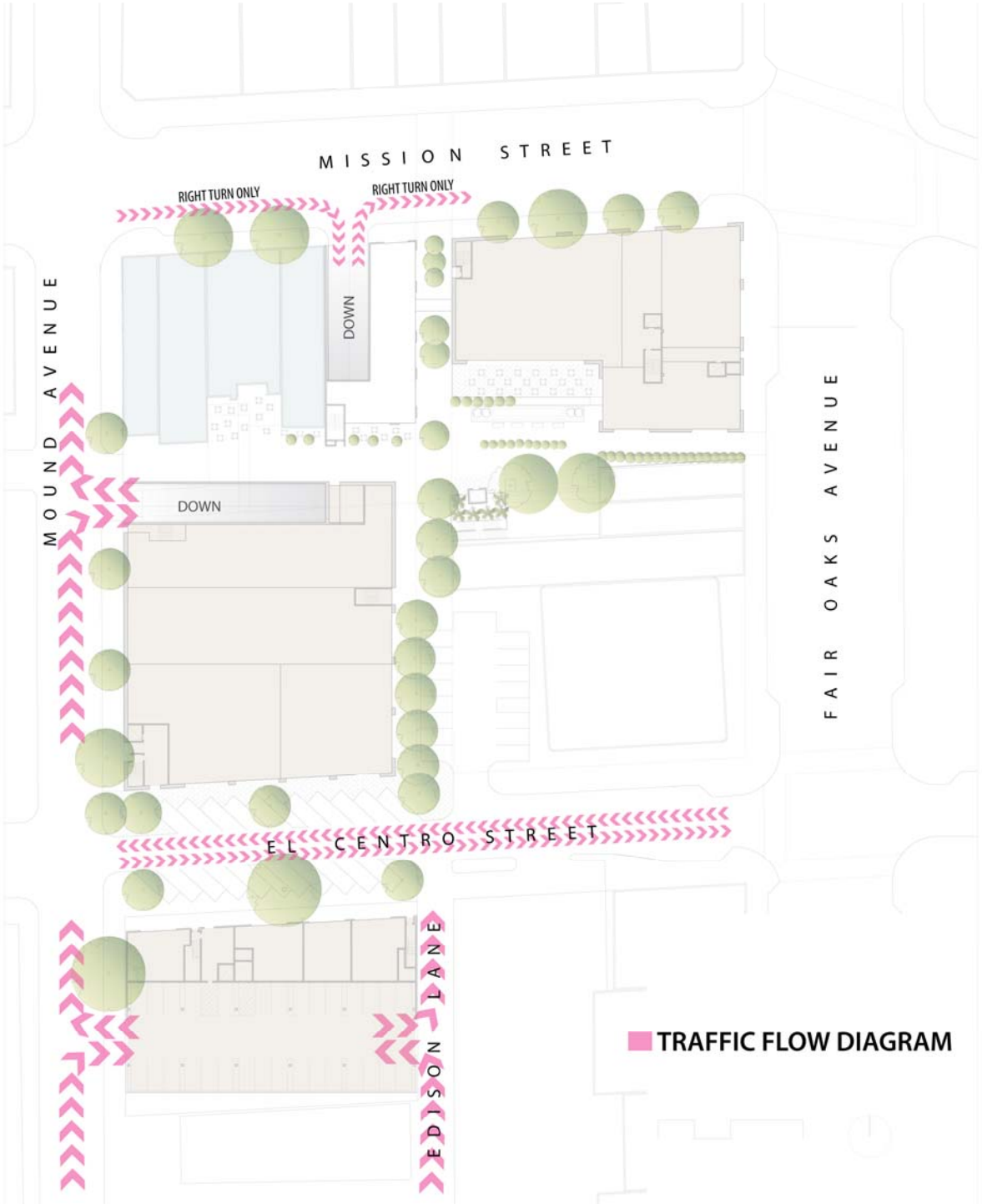
GROUND FLOOR PLAN

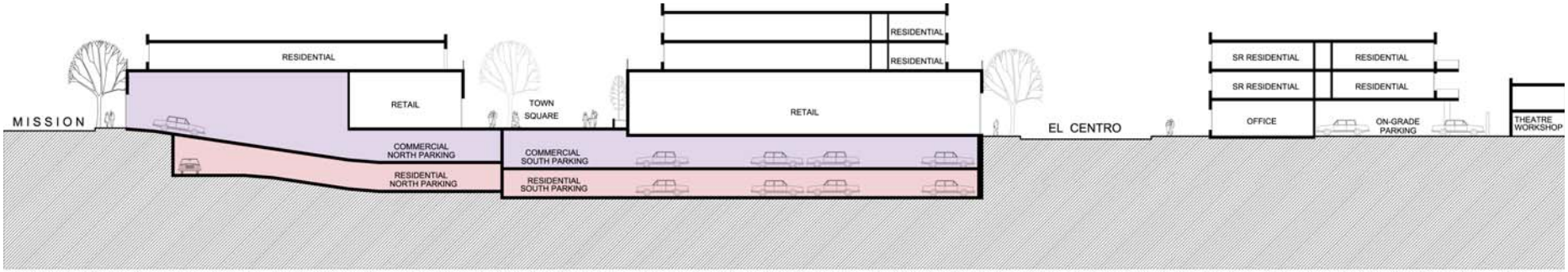
DOWNTOWN REVITALIZATION
CITY OF SOUTH PASADENA

JONATHAN GENTON, DEVELOPER
GONZALEZ GOODALE ARCHITECTS

MAY 28 2013

0 20 40 80

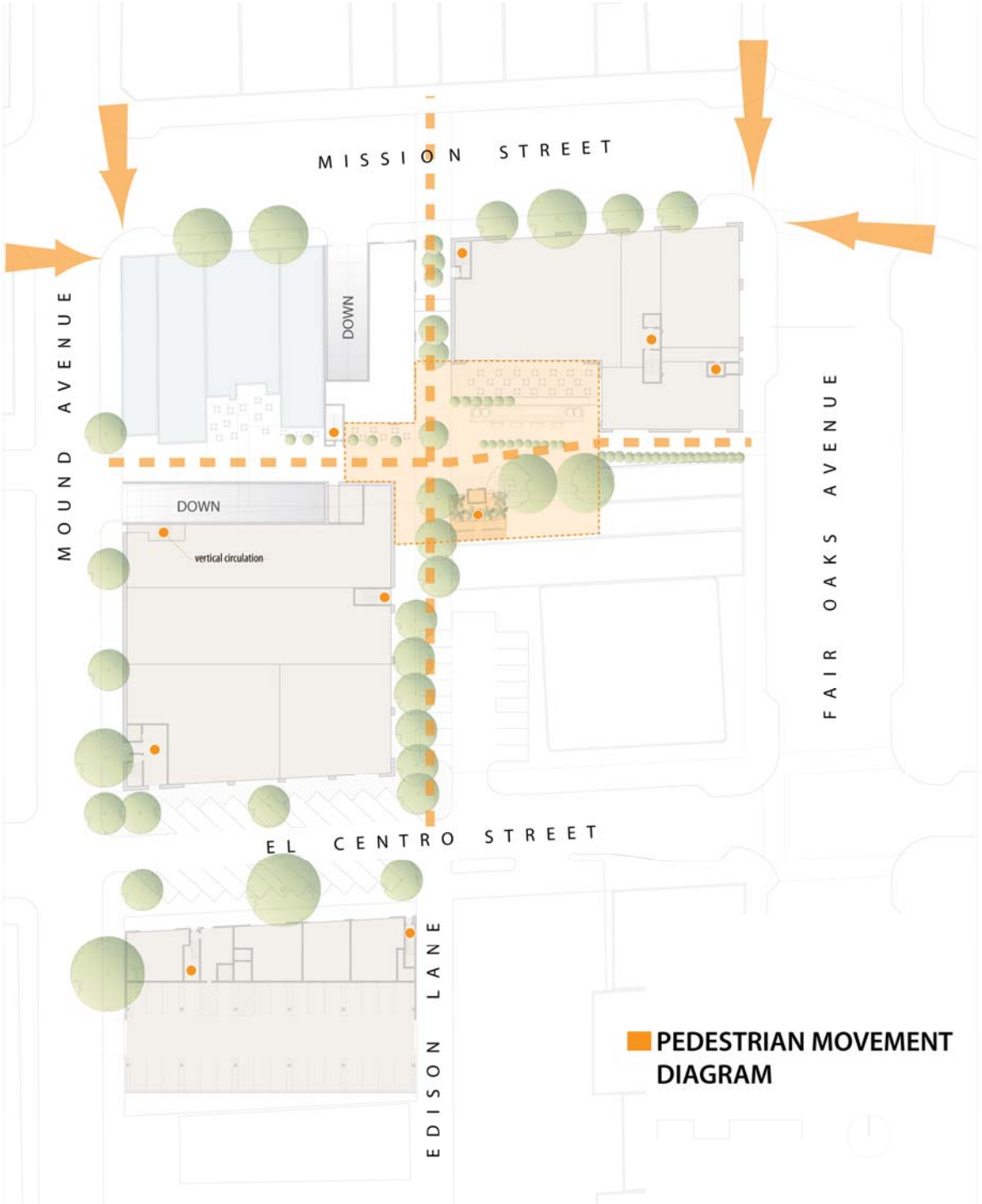

MISSION STREET
RIGHT TURN ONLY
RIGHT TURN ONLY
MOUND AVENUE
DOWN
DOWN
FAIR OAKS AVENUE
EL CENTRO STREET
EDISON LANE
TRAFFIC FLOW DIAGRAM

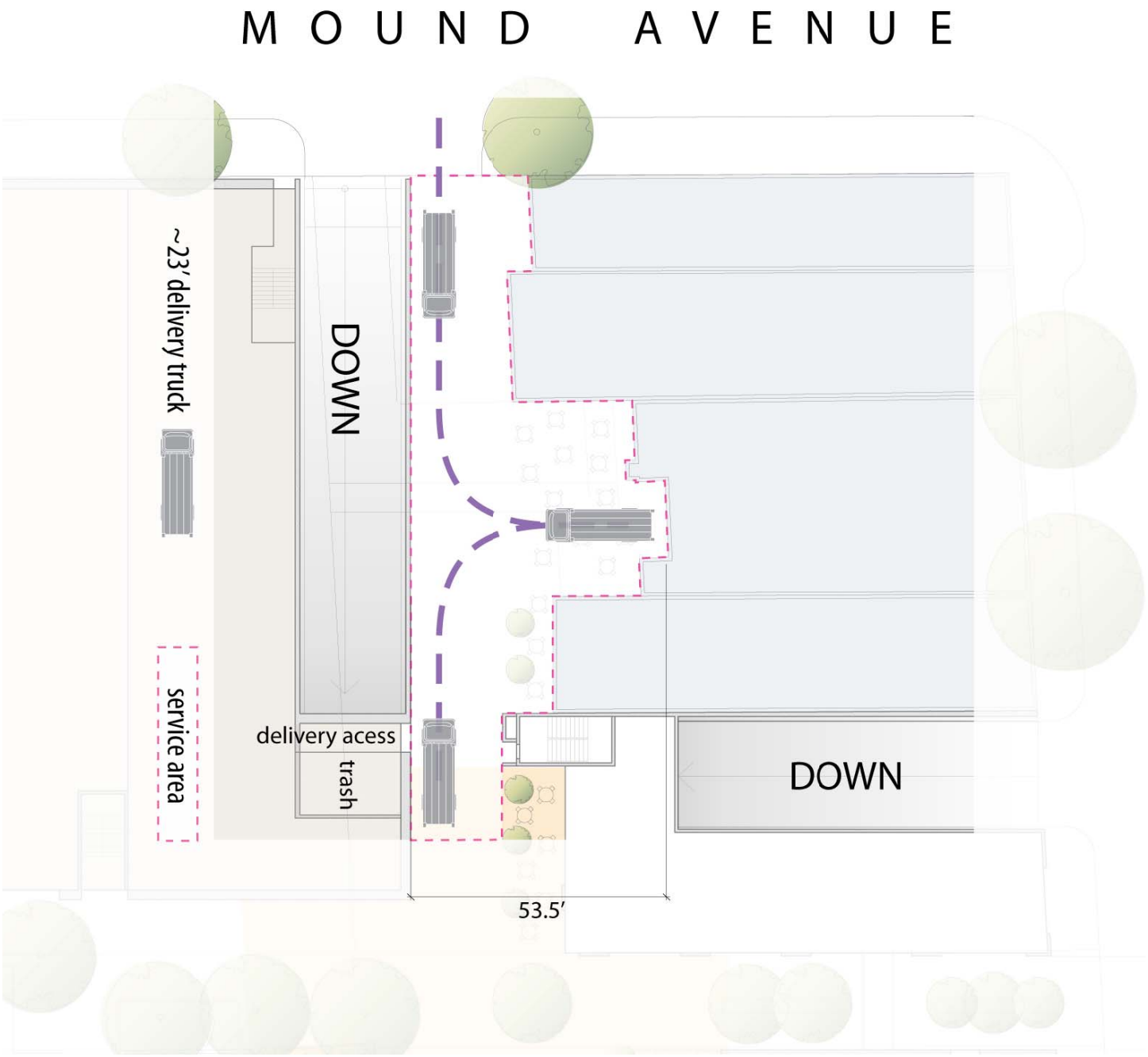


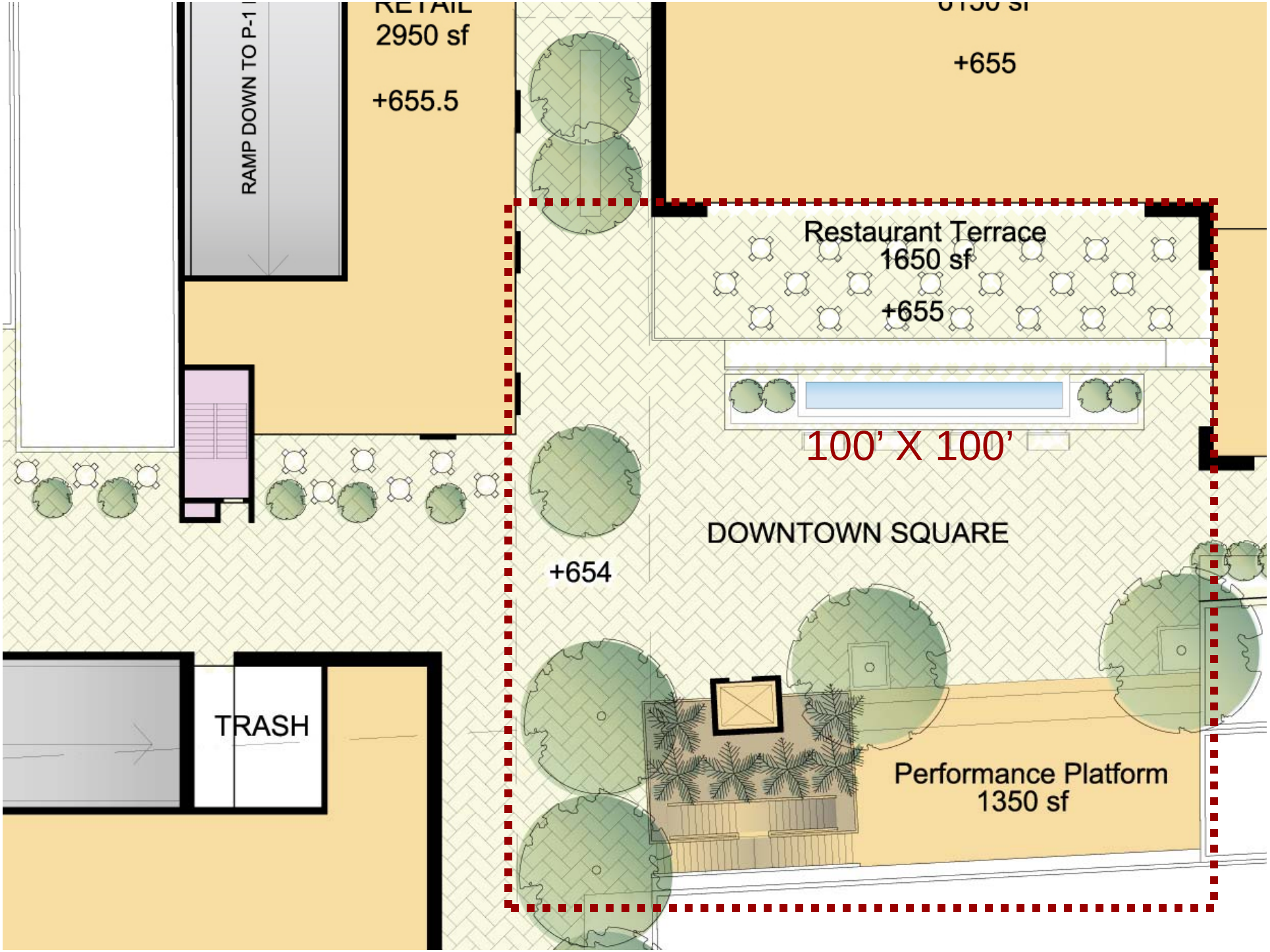
PARKING SEPARATION

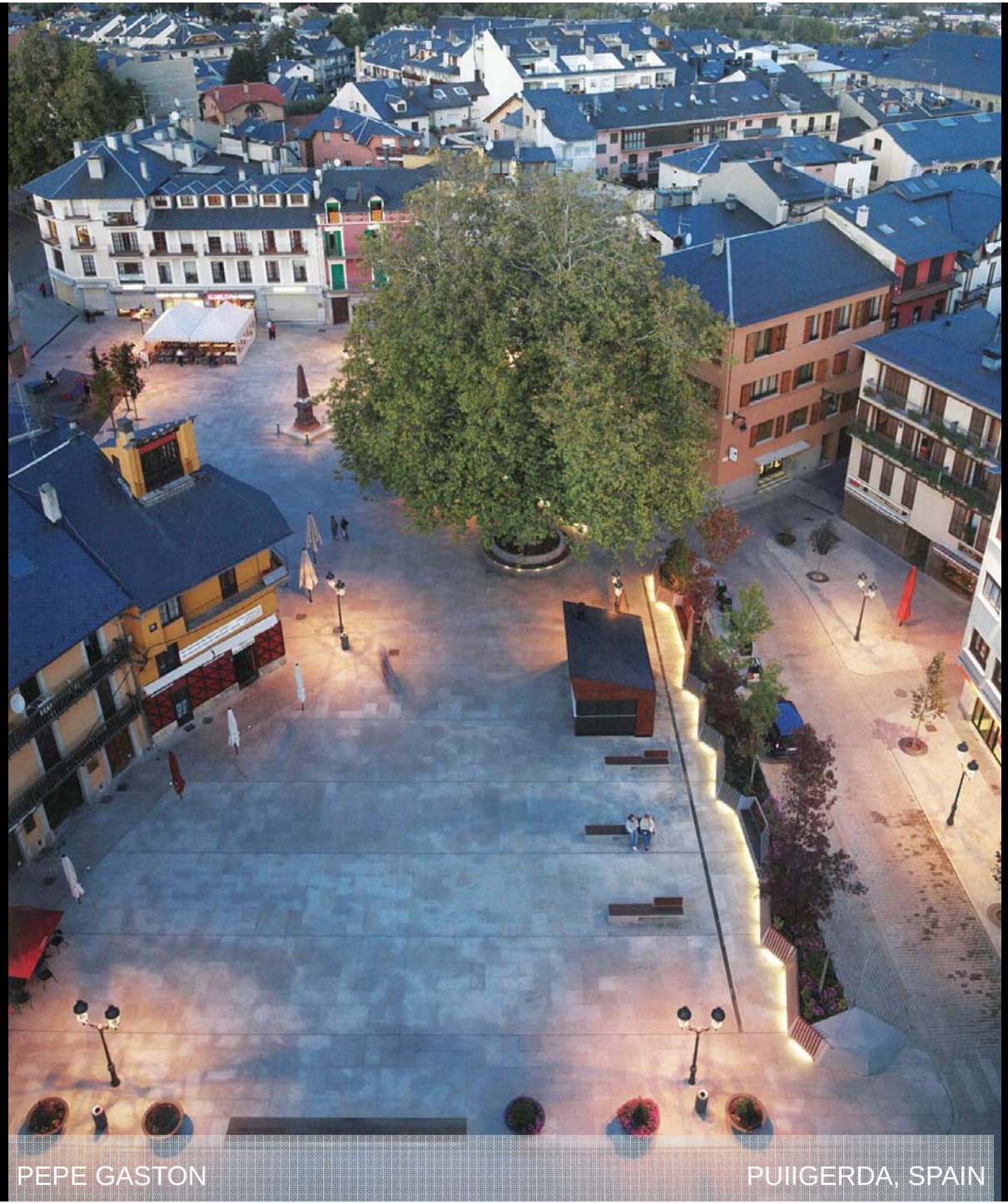
RESIDENTIAL PARKING

COMMERCIAL PARKING


MISSION STREET
MOUND AVENUE
FAIR OAKS AVENUE
EL CENTRO STREET
EDISON LANE
DOWN
DOWN
vertical circulation
PEDESTRIAN MOVEMENT DIAGRAM

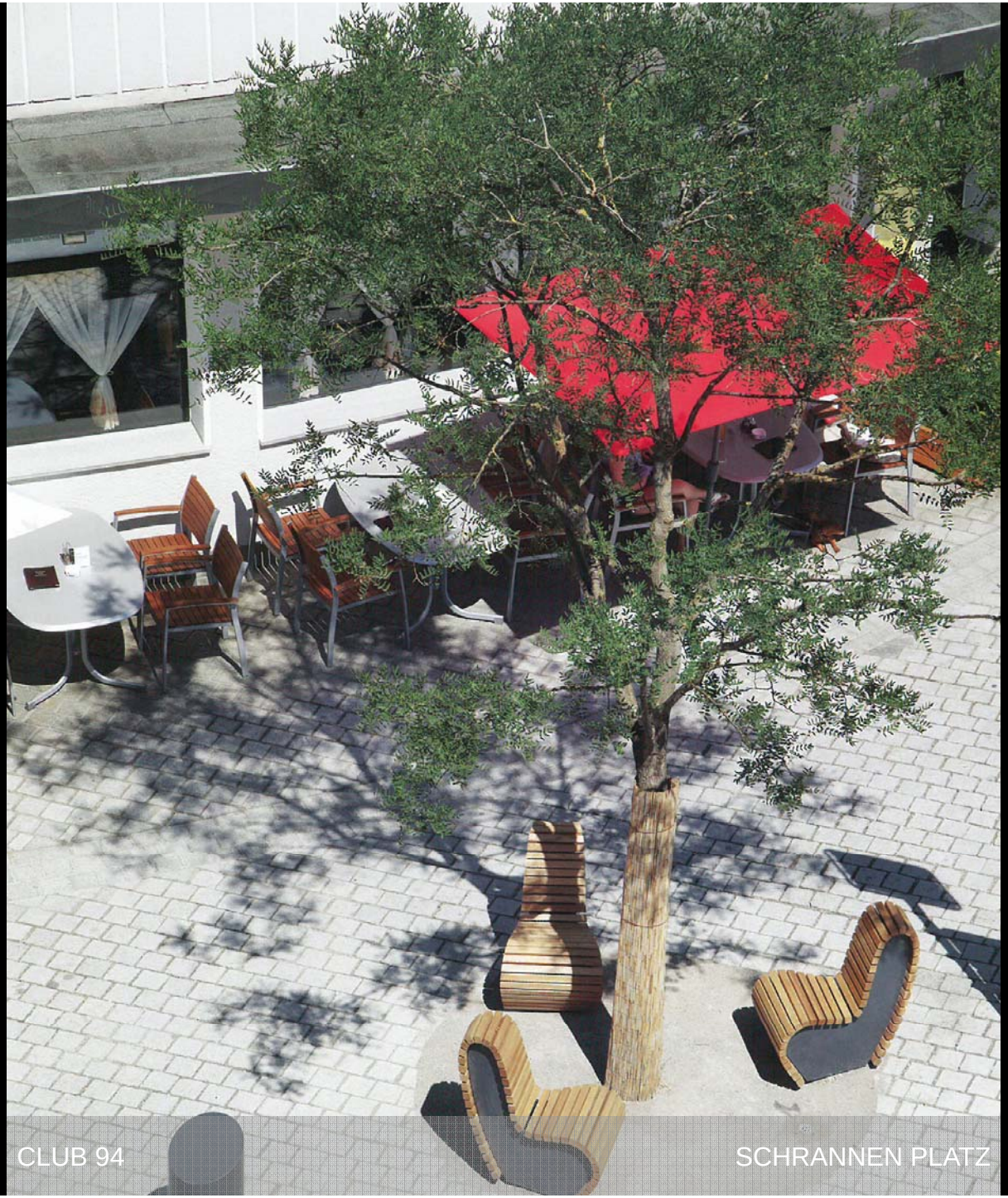

MOUND AVENUE
~23' delivery truck
DOWN
service area
delivery acess
trash
DOWN
53.5'


RAMP DOWN TO P-1
RETAIL
2950 sf
+655.5
+655
Restaurant Terrace
1650 sf
+655
100' X 100'
DOWNTOWN SQUARE
+654
TRASH
Performance Platform
1350 sf



PEPE GASTON PUIIGERDA, SPAIN

iPic
THEATERS
NOW PLAYING
KATY PERRY 3D
TED
PEOPLE LIKE US
MAGIC MIKE
SAVAGES
AMAZING SPIDERMAN



CLUB 94

SCHRANNEN PLATZ

CLUB 94

ELSBETHENEREAL, GERMANY

MOOV + BENDETTA MAXIA

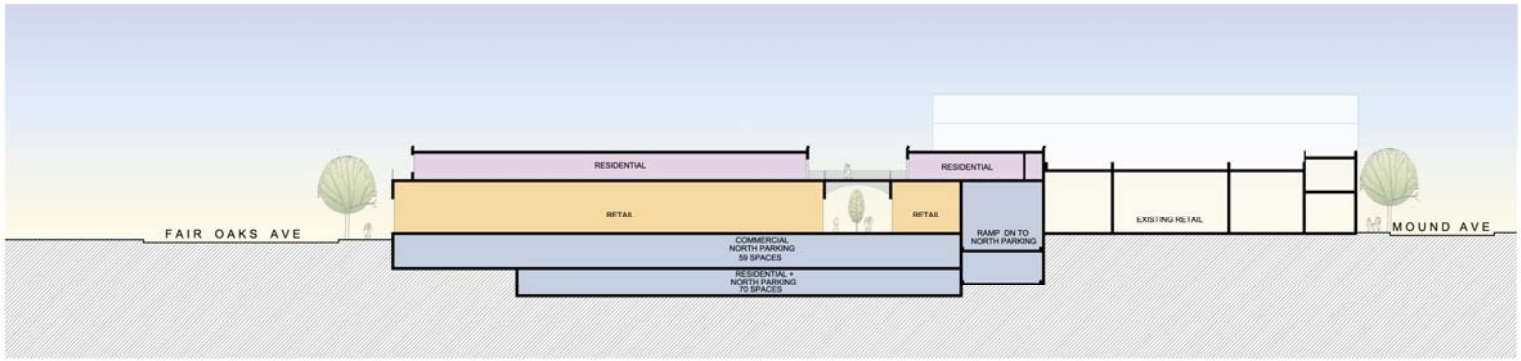
FRIBOURG, SWITZERLAND

MMMMM

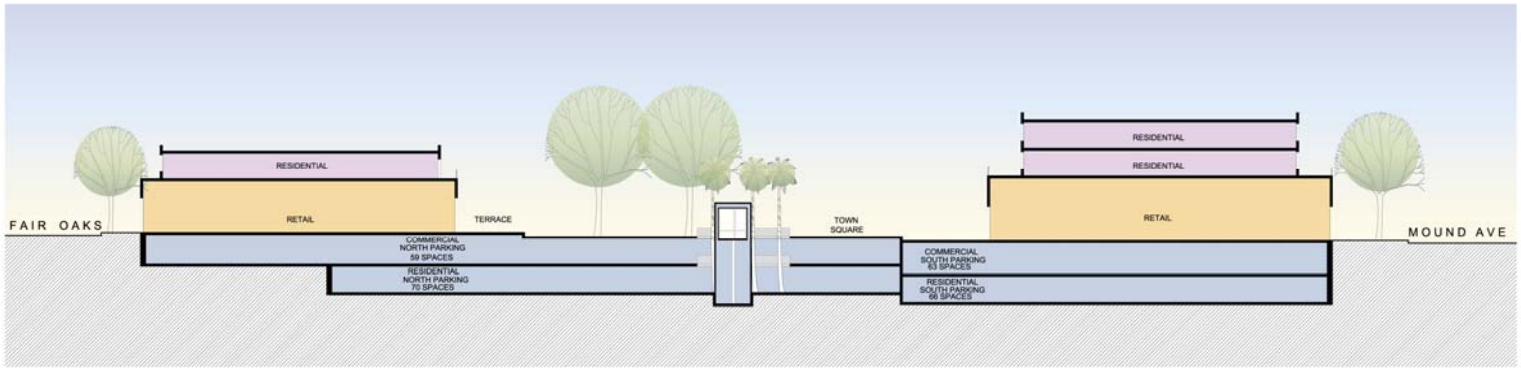
TIMES SQUARE MEETING BOWLS

JAMISON SQUARE PORTLAND

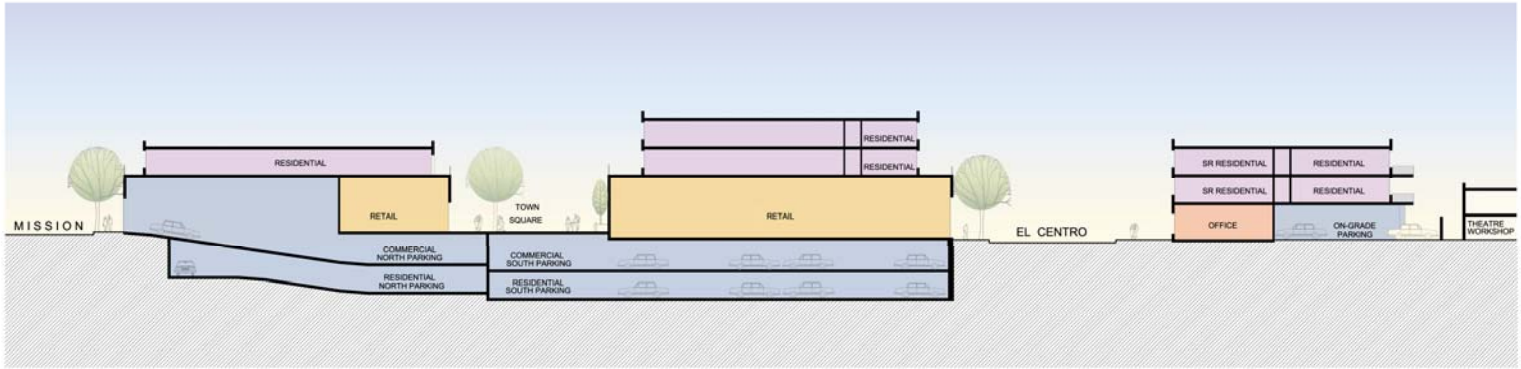
Scale of
Project Components



SITE SECTION A-A



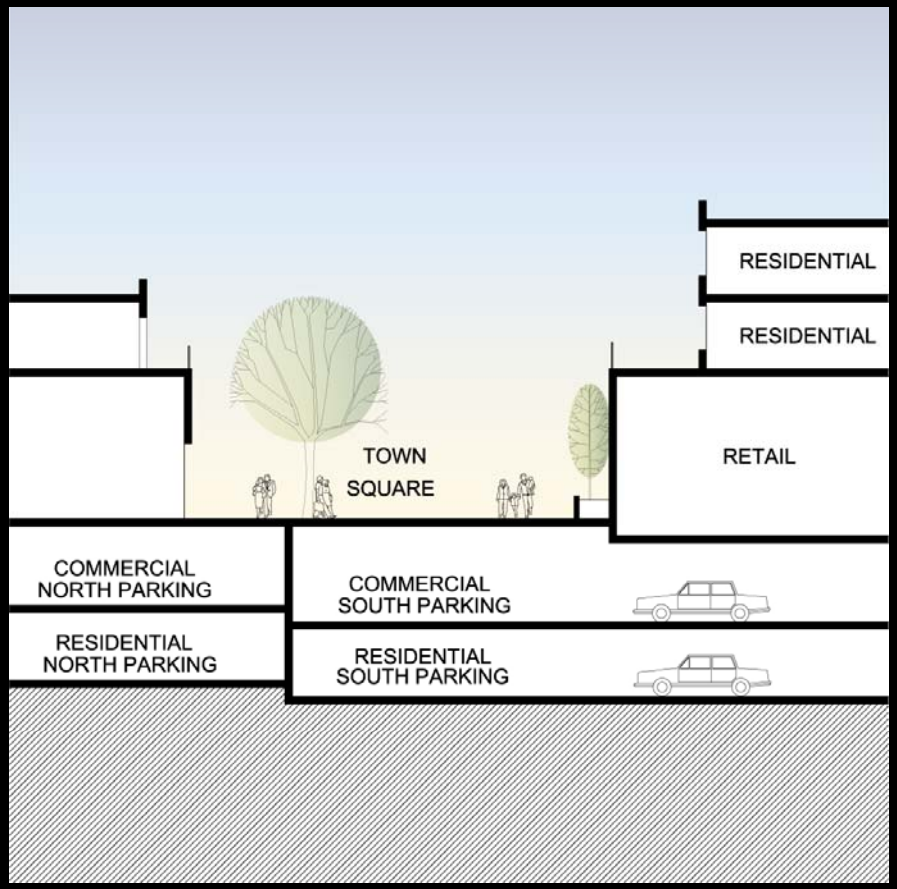
SITE SECTION B-B



SITE SECTION C-C

MOUND AVENUE
dn
RAMP DOWN TO P-1 PARKING
RETAIL
2950 sf
+655.5
RESTAU
6150
+65
Restaurant Terr
1650 sf
+655
DOWNTOWN SQUARE
Service
Area
+654
+653.0
.8'
RAMP DN TO P-1 PARKING
TRASH
Performa
13
+653

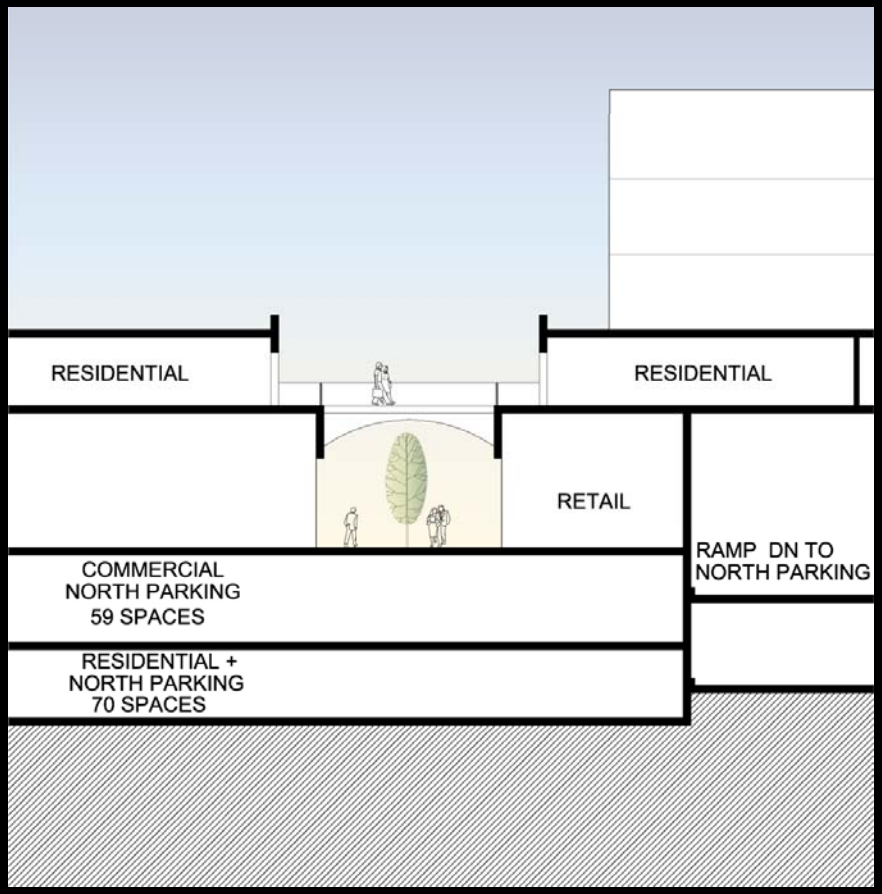
1509



SERVICE AND LANE FROM MOUND

Crème De La
Crêpe

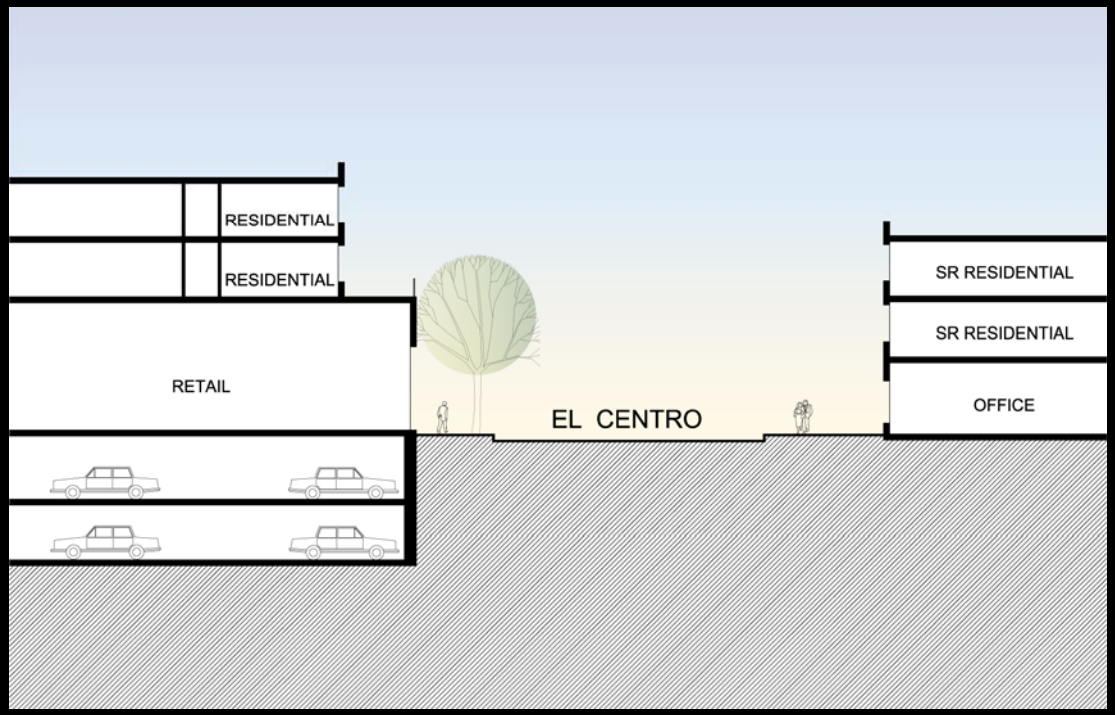
I O N
S T R E E T
+655.5
dn
RAMP DOWN TO P-1 PARKING
RETAIL
2950 sf
+655.5
20’
RESTAURANT
6150 sf
+655
Restaurant Terrace
1650 sf
+655
DOWNTOWN SQUARE
+654
Service



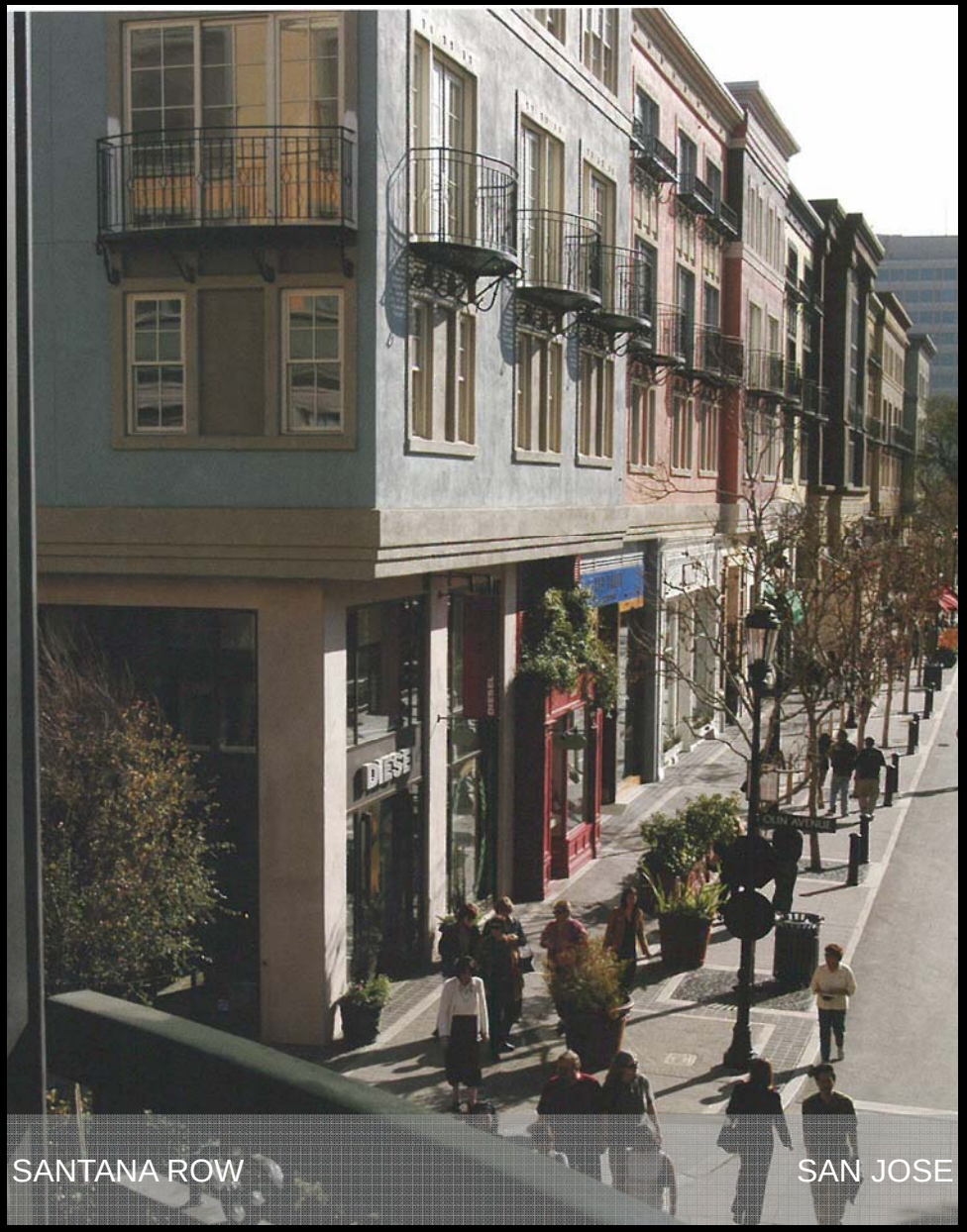
MISSION LANE ENTRY

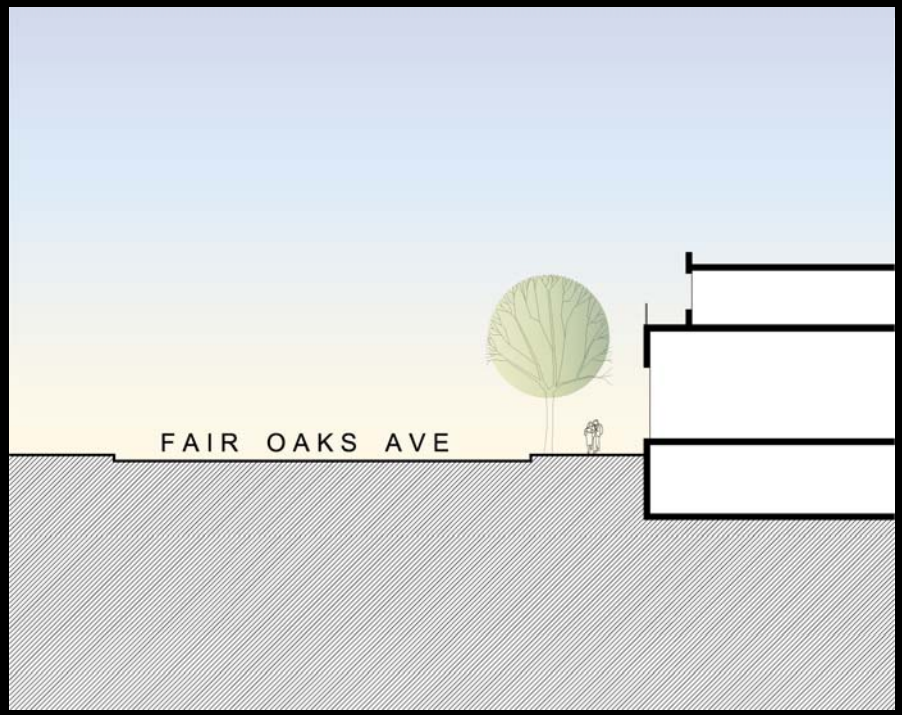
LA HUTTE GLACIER
CHANGE
CAMBIO
WECHSEL

15 Surface
Spaces
+647
RES
LOBBY
CORE
+648
+646
EL CENTRO STREET
A
OFFICE
930 sf
LOBBY
MAIL
MACH
TR
B
OFFICE
1015 sf
C
OFFICE
850 sf
D
OFFICE
950 sf
ELEC
30 REGULAR SPACES
4 OFFICE @ 3,745 sf
(12 PKG SPACES @ 3 / 1000)



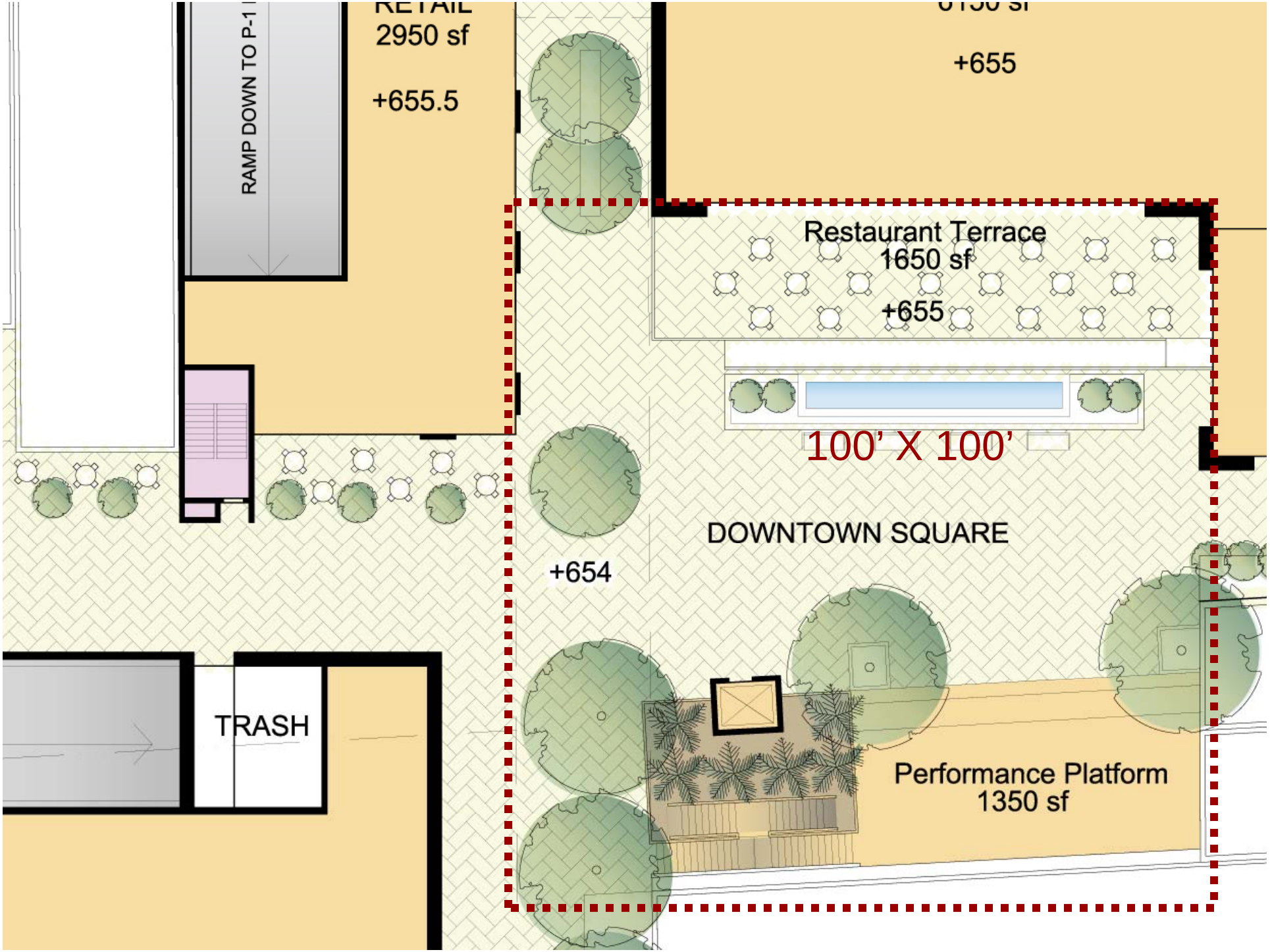
EL CENTRO CORRIDOR

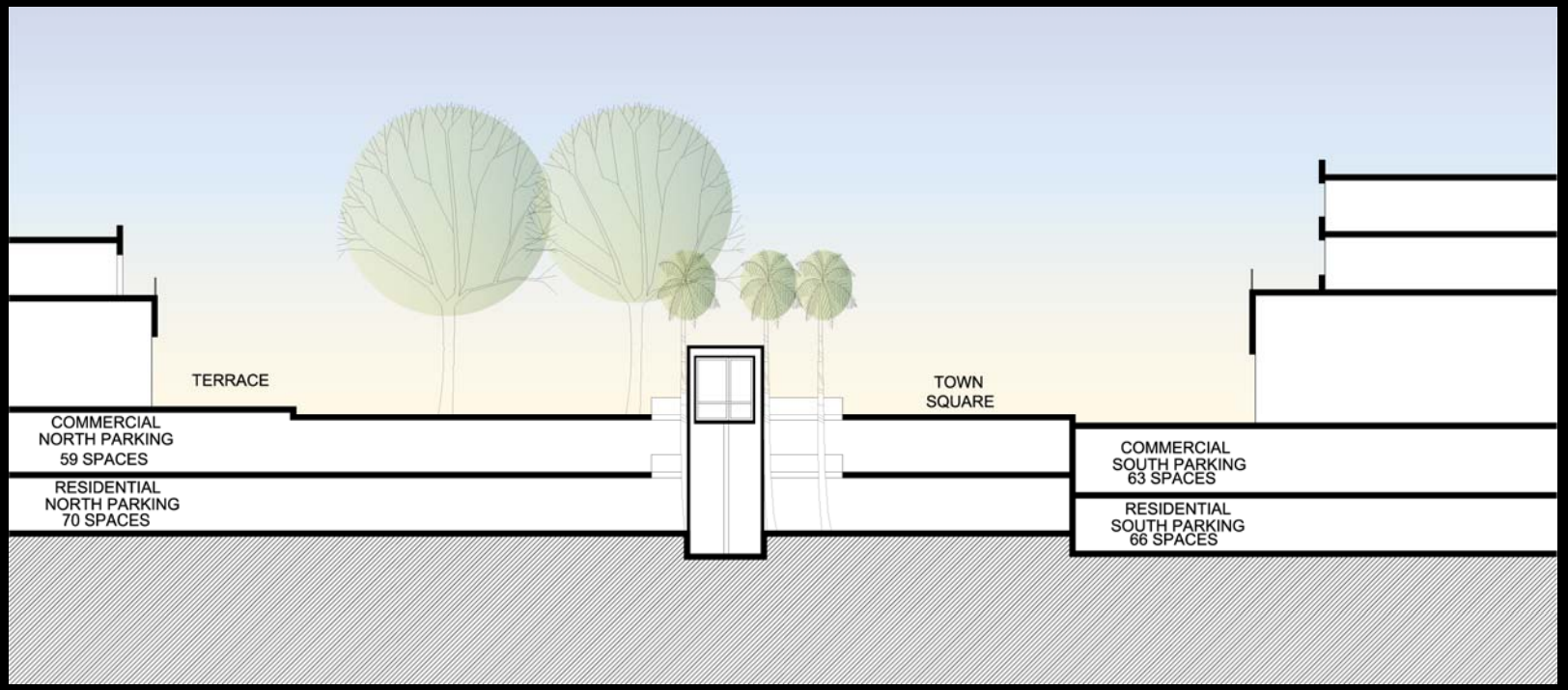

DIESEL
SANTANA ROW
SAN JOSE



FAIR OAKS CORRIDOR

Oxley St
RIALTO
THEATRE
RIALTO
A Great Summer Starts with SPEF Summer School
El Centro St


RAMP DOWN TO P-1
RETAIL
2950 sf
+655.5
+655
Restaurant Terrace
1650 sf
+655
100' X 100'
DOWNTOWN SQUARE
+654
TRASH
Performance Platform
1350 sf


TERRACE
TOWN
SQUARE
COMMERCIAL
NORTH PARKING
59 SPACES
RESIDENTIAL
NORTH PARKING
70 SPACES
COMMERCIAL
SOUTH PARKING
63 SPACES
RESIDENTIAL
SOUTH PARKING
66 SPACES

TOWN SQUARE

JANSS COURT
SANTA MONICA

SANTANA ROW
SAN JOSE

Character

CAFE
PIZZA

Approved Project

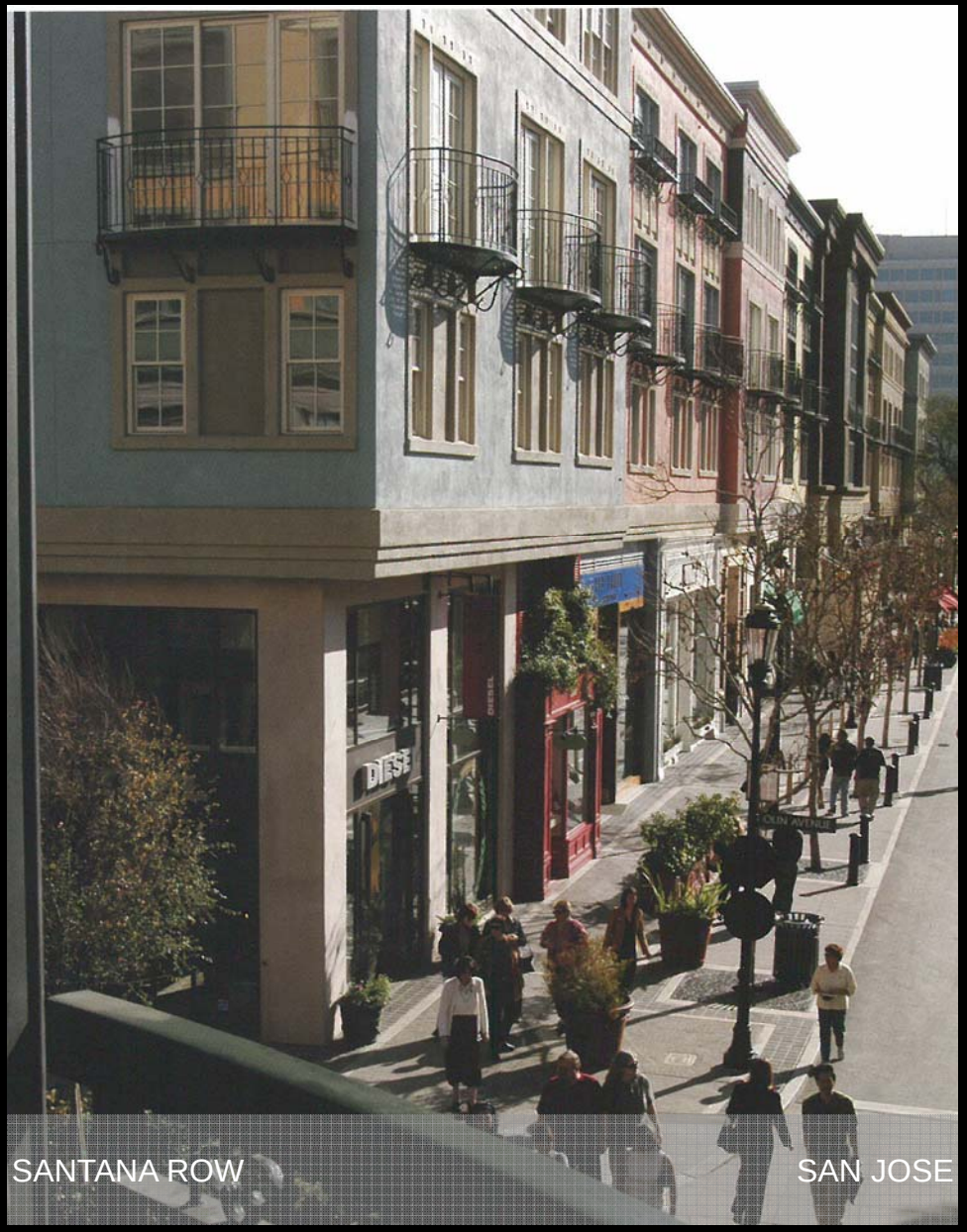
BUSTER'S
ICE CREAM
+
COFFEE STOP

BELLINI
BELLINI
For Lease
2
TRACKS

THE
2 ANNEX

Thairapy
A HAIR SALON
915
911

1457
Desigual



SANTANA ROW SAN JOSE

Penzeys Spices
Penzeys Spices
1351
1355

CAMP
CYCLE
TRAVEL
SALE
CLIMB
CYCLE
PADDLE

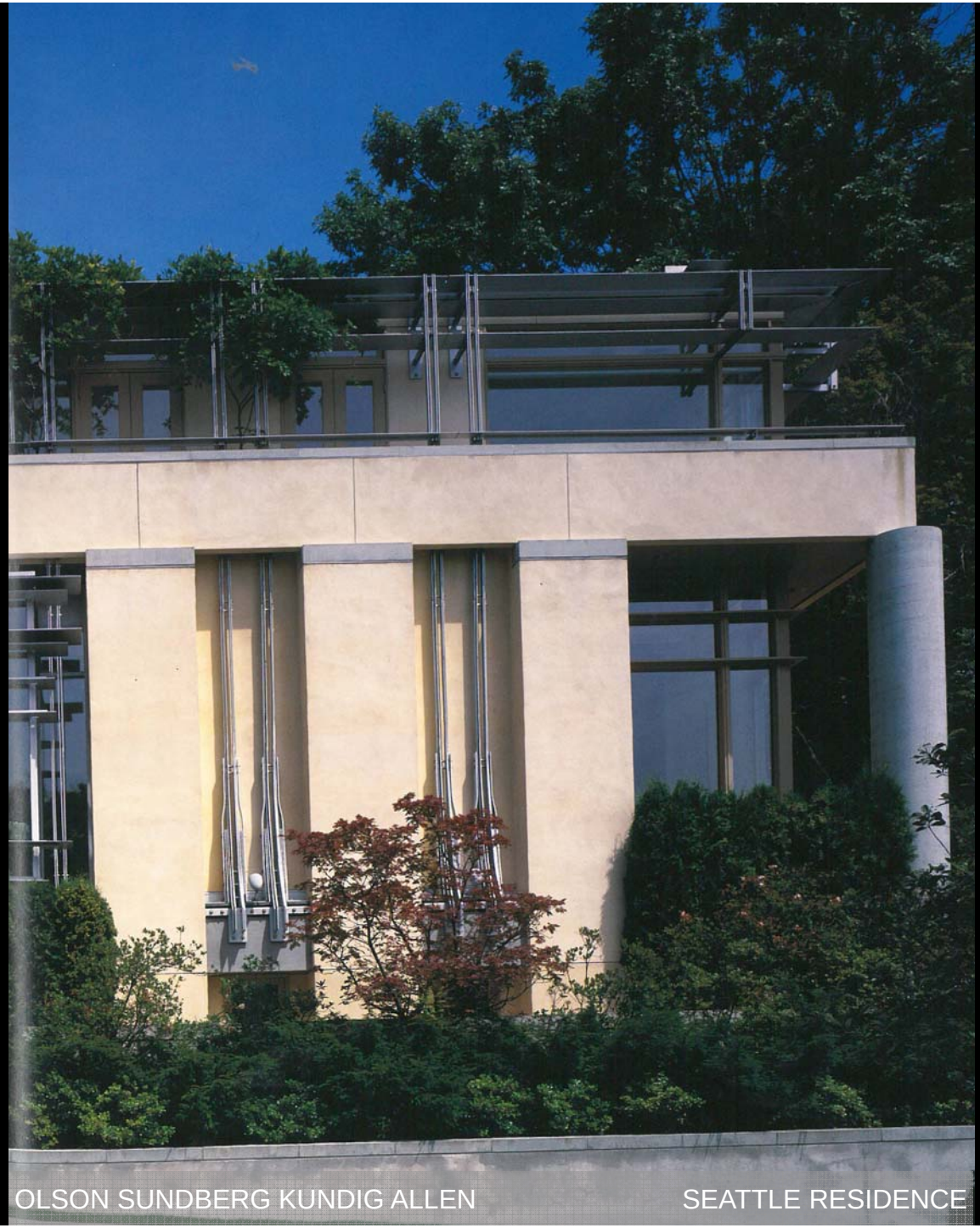
Colorado Bl
Kenneth Cole
New York
Kenneth Cole
Kenneth Cole

ISTHMUS / WELLINGTON, NEW ZEALAND

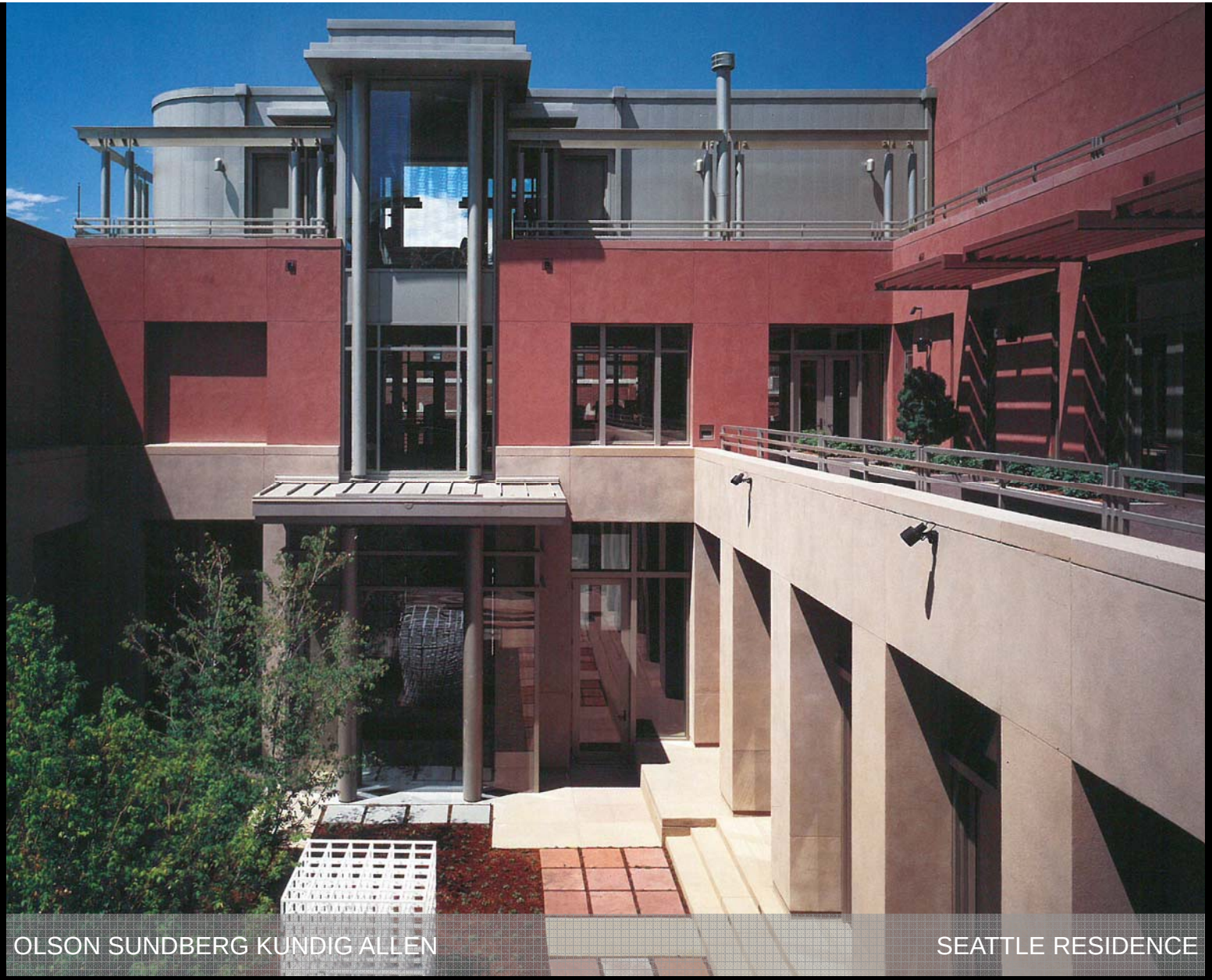
Detail

Since 1991, the AR has had its offices in Clerkenwell, crucible of the newspaper print industry and home to London's Sicilian community. Sixteen years ago Clerkenwell was a grim place, its printing industry nearing extinction, its warehouses and offices abandoned, its shops and pubs catering to sullen council estates. Exmouth Market, a pedestrian parade where AR staff sought refuge in their lunch hours, was full of glum emporia peddling car parts and cat food, presided over by the stern, Italianate bulk of John Dando Sedding's Church of the Holy Redeemer. But time passes. Developers spot opportunities, urban living becomes de rigueur, the social mix changes, enterprising restaurateurs and retailers decide to take a chance and slowly, like a butterfly shrugging off a fusty cocoon, a place becomes something else. This pictorial tableau shows Exmouth Market today, in all its vibrant, eccentric, polymorphous glory. Sedding's church now presides over one of the most humanly scaled and diversely distracting streets in London, where new bistros, gastropubs and chi-chi one-off shops rub shoulders with doughty local survivors. Here, you can get a tattoo, have a game of table football, buy a light bulb, say a prayer and savour some tapas washed down by an agreeable Rioja. You might even spot Clerkenwell *habitués* Zaha Hadid or Piers Gough or Peter Cook doing the same. Exmouth Market's transformation is a kind of urban alchemy – a testament to the dynamics of place, human enterprise, and, appropriately in an issue devoted to London, to the city's enduring capacity to reinvent itself. Now, as the AR moves on to new offices in Camden, we must bid farewell to Clerkenwell and Exmouth Market, where the daily dramas of working life have been played out for over a decade. Naturally, we have a lump in our throats, but trust it will be a fond *au revoir*, rather than a final goodbye. It was fun while it lasted. CATHERINE SLESSOR

Mission
TAH GALLERY
TAH GALLERY



OLSON SUNDBERG KUNDIG ALLEN SEATTLE RESIDENCE



OLSON SUNDBERG KUNDIG ALLEN

SEATTLE RESIDENCE

KUWABARA PAYNE MCKENNA
RICHMOND CITY HALL

SOUTH PASADENA
DOWNTOWN REVITALIZATION PROJECT

Ad Hoc Downtown Advisory Committee
May 29 2013

Genton Property Group
Gonzalez Goodale Architects