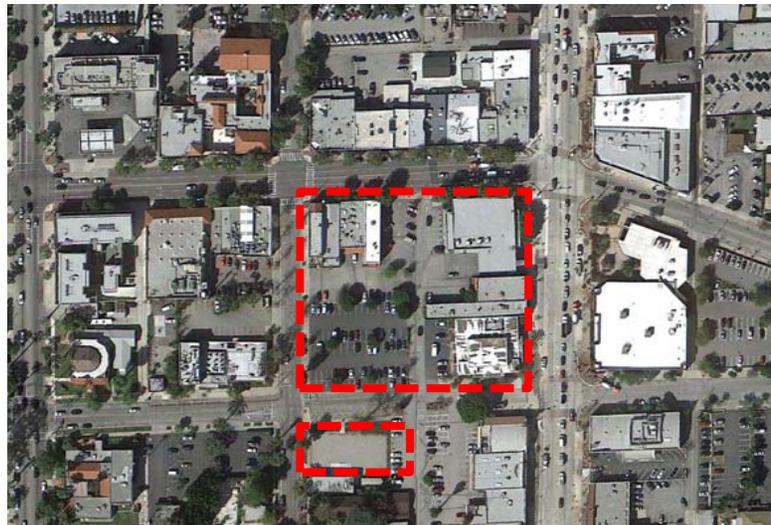


SOUTH PASADENA DOWNTOWN REVITALIZATION PROJECT

Ad Hoc Downtown Advisory Committee III
September 12, 2013



Genton Property Group
Gonzalez Goodale Architects

GUIDING PRINCIPLES
DOWNTOWN PROJECT
JULY 12, 2013 / DRAFT

AD HOC DOWNTOWN PROJECT ADVISORY COMMITTEE

1. Insure an overall environment that is pedestrian and bicycle-friendly in the scale of circulation and open space, in the maximization of glazed storefronts, and in the richness of both architectural and site materials and details (architectural finishes, lighting, signage, seating, sun protection, landscape, art, etc.).
2. Foster maximum pedestrian connectivity between the project and the existing context, including Mission, Mound, Fair Oaks, and El Centro (exercising caution and City collaboration with mid-block crossings). Insure senior housing component is well-connected to the whole of the project; and encourage connection between the project and possible future re-development of the Rialto Theater.
3. Emulate the level of detail, diversity, charm, and intimacy that is evident throughout the existing downtown streetscape. Employ compatible, traditional materials and styles, especially on public street frontages.
4. Reflect the particulate, individualized vertical storefront rhythms of the existing downtown streetscape, including the ins and outs of their storefronts, and the character of their dimensionally high, glassy entry portals.
5. Where building mass exceeds one and two-story datum-line of surrounding context, step the upper-story residential portions of the project back from the sidewalk line, in part or in whole.
6. Emphasize appropriate use zoning /discretion so that diverse, parallel activities don't compromise each other (e.g. children water play and outdoor dining).
7. Perform for environmental sustainability, not only in technology, but in passive planning, providing such features as sun-protected openings, traffic and sun-protected rooftop niches and courtyards, and overall solar planning. Provide durable materials that will insure a low-maintenance sustainability for the project's architecture.

DOWNTOWN PROJECT
MEMBER AND PUBLIC COMMENTS / RESPONSES

MAY 29 2013 AD HOC COMMITTEE MEETING

PROVIDE FOR BICYCLE ACCESS AND PARKING	WILL SHOW IN DETAILED SITE PLAN
MAXIMIZE THE MATURITY OF NEW TREES PLANTED	TO FOLLOW IN SPECIFICATIONS
BRIDGE / ENTRY ARCH FROM MISSION STREET WAS WELL RECEIVED	-
PROVIDE OPPORTUNITY FOR PUBLIC ART	PENDING DISCUSSION & SITE-SPECIFIC INTEGRATION WITH ARCHITECTURE
MID-BLOCK MISSION STREET CROSS-WALK IDEA VIGOROUSLY QUESTIONED: GARAGE EXIT, TRAFFIC BACK-UP AT FAIR OAKS & RAIL CROSS RESPECTIVELY, OVERALL SAFETY	WILL TAKE UNDER ADVISEMENT AND CONFER WITH PUBLIC WORKS/TRAFFIC
IF ACTIVE, CHILDRENS' WATER FEATURE: CONFINED TO A WELL-DEFINED, SEGREGATED ZONE WHERE NEITHER NOISE NOR WIND-BLOWN WATER WILL BECOME A NUISANCE	WILL SHOW IN SITE PLAN
SHARE COMPARATIVE TOWN SQUARE SPACES FOR COMMUNITY UNDERSTANDING	WILL SHOW SITE PLAN/AERIAL
GENERAL CONCURRENCE WITH THE IDEA OF VERTICAL STOREFRONT RHYTHMS THAT REINFORCE EXISTING STOREFRONT CHARACTER (NO OVERLY LONG, HORIZONTAL UNINTERRUPTED 'BLOCKS')	SEE CONCEPT SKETCHES
AT SAME TIME, ESPECIALLY FOR 3 - STORY RESIDENTIAL, CONSIDER SETBACK OF RESIDENTIAL FROM STOREFRONT 0-SETBACK LINE.	SEE CONCEPT SKETCHES

ENCOURAGEMENT OF HIGHER MASS AND/OR PORTAL AT RETAIL ENTRYWAYS	SEE CONCEPT SKETCHES
NARROW ALLEYS ARE POTENTIALLY RICH/INTERESTING, BUT NEED CHARM IN THEIR DEVELOPMENT.....GLASS AT CHUCK'S OR ENGAGING LANDSCAPE	SEE CONCEPT SKETCHES
FOCUS ON CONNECTIONS BETWEEN CORE OF PROJECT AND RIALTO AND THE SENIOR RESIDENTIAL COMPONENT	SEE CONCEPT SKETCHES; WILL BE PROVIDED IN SITE PLAN DETAIL
AVOID CURRENT NEW/OLD CLICHES (EXPOSED STEEL EYEBROWS, CABLES). IF INTERNAL MORE CONTEMPORARY, KEEP IT SOULFUL, A 'MISHMASH', NOT SLICK. MAXIMIZE VARIETY AND DIVERSITY OF THE ARCHITECTURE.	SEE CONCEPT SKETCHES
TRY TO GAIN AS MUCH RETAIL FRONTAGE INTO INTERNAL SPACE AS POSSIBLE.	SEE CONCEPT SKETCHES; SITE PLAN DETAIL
BE ATTENTIVE TO ENVIRONMENTAL PERFORMANCE, PASSIVE SOLAR, WINDOWS IN SETBACKS OR COURTYARDS FOR SUN, NOISE, AIR, TRAFFIC PROTECTION.	SEE CONCEPT SKETCHES.
DEVELOP BUILDING FORM TO HAVE RICH INS AND OUTS, RECESSED ENTRIES.	SEE CONCEPT SKETCHES.
INSURE THAT MATERIALS OF CONSTRUCTION AND SITE WORK ARE BOTH OF HIGH DURABILITY TO INSURE LONGEVITY AND SUSTAINABILITY OF PERFORMANCE	SEE CONCEPT SKETCHES; FURTHER RESPONSES IN SPECIFICATIONS
IF MORE CONTEMPORARY, LESS TRADITIONAL ARCHITECTURE ELEMENTS, THEY SHOULD BE FOCUSED IN COURTYARD AREAS, NOT ON PUBLIC RIGHT OF WAYS	SEE CONCEPT SKETCHES

CATEGORY RANGE OF COMMENTS

Site Planning & Architectural Planning	Site Detail	Landscape & Sustainability	Architectural Massing & Profile	Architectural Character & Materials



MASTER PLAN REVISIONS



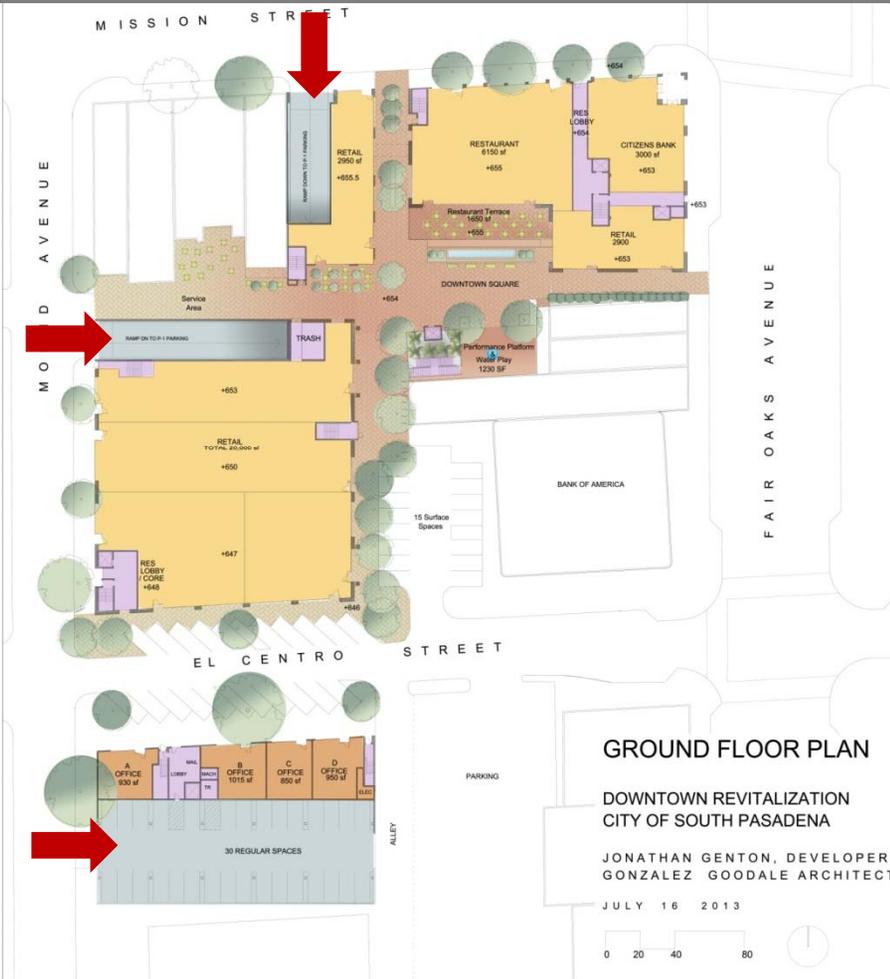
ORIGINAL GROUND PLAN



REVISED GROUND PLAN



ORIGINAL INGRESS / EGRESS



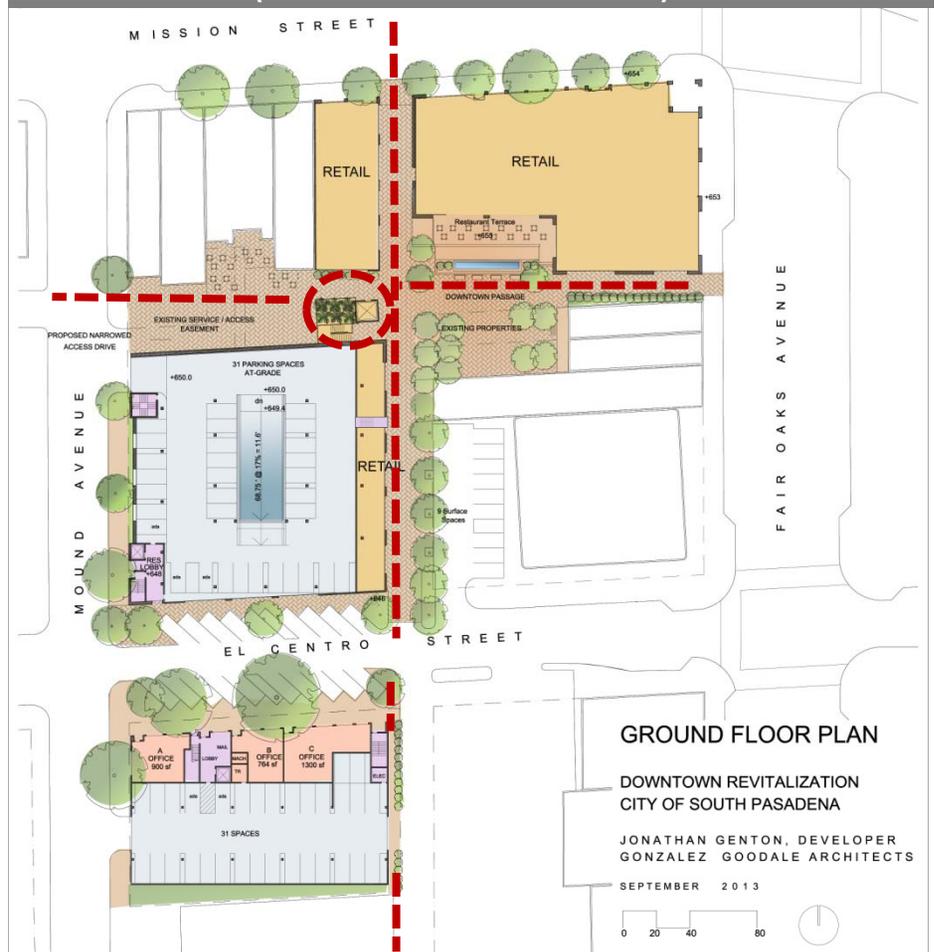
REVISED INGRESS / EGRESS



ORIGINAL GROUND PLAN (PEDESTRIANS)



REVISED OPTION (PEDESTRIANS)



ORIGINAL OPTION (SERVICE)



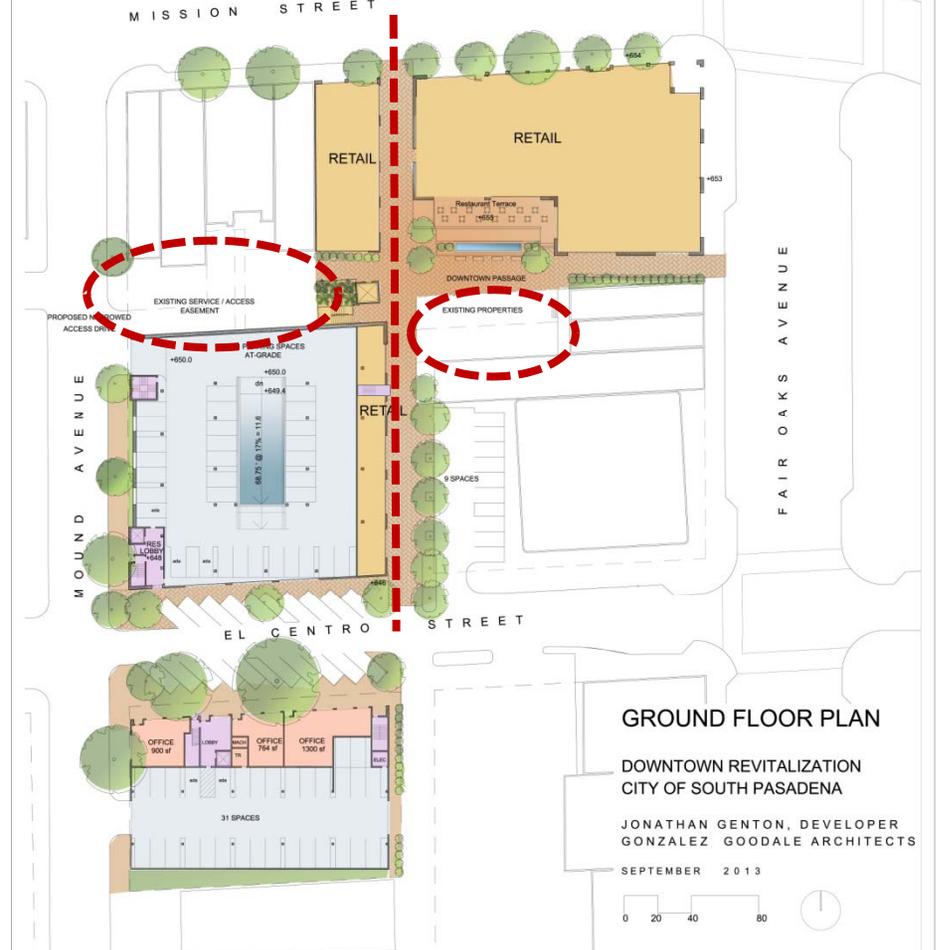
REVISED OPTION (SERVICE)



ORIGINAL OPTION (SERVICE)



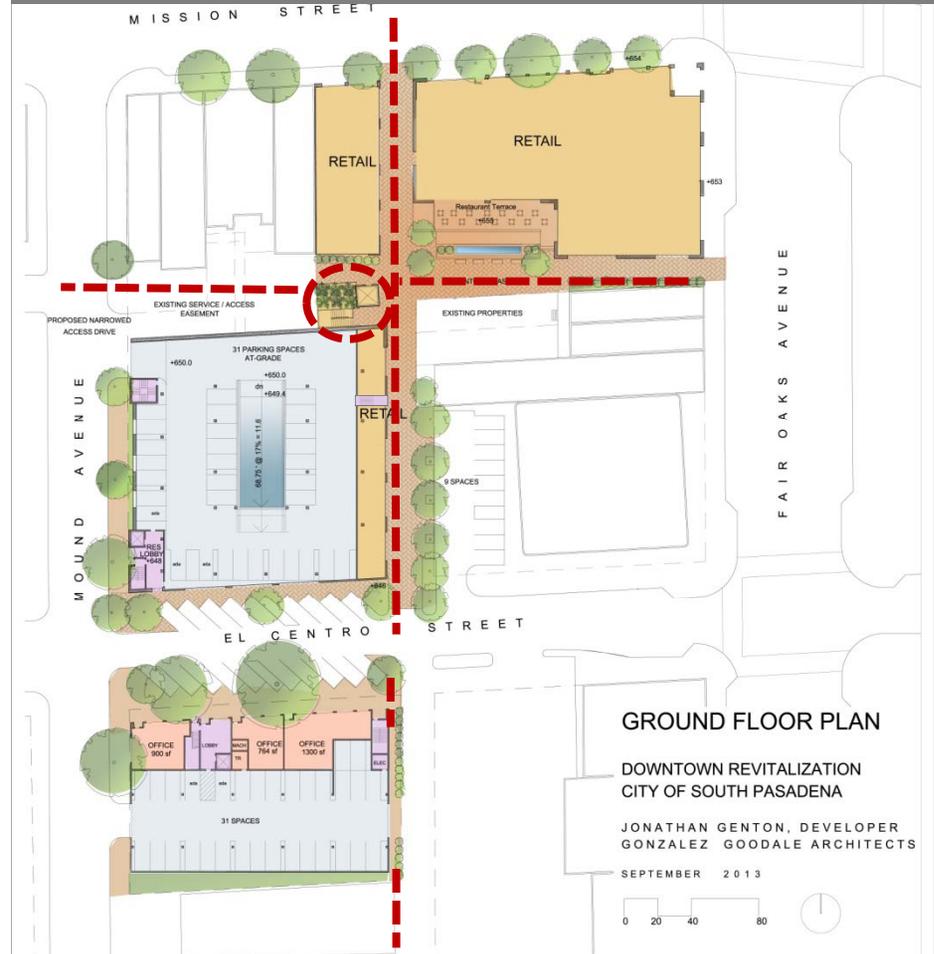
INDEPENDENT OPTION (SERVICE)



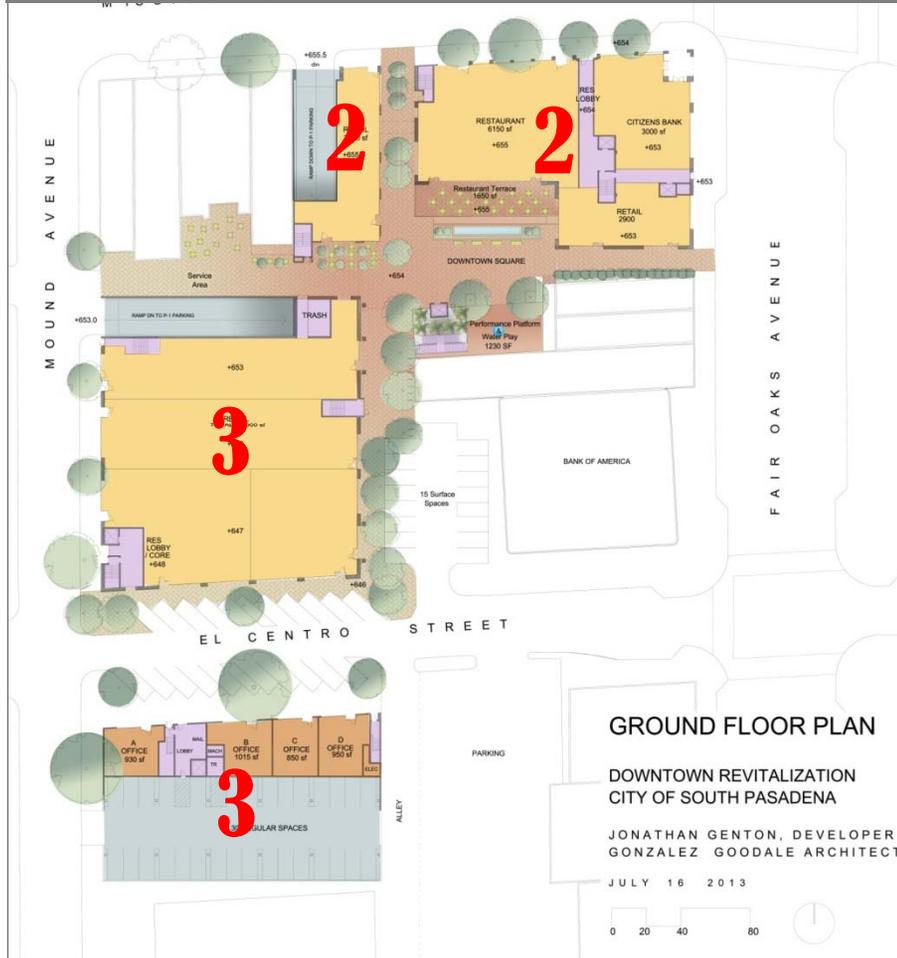
ORIGINAL GROUND PLAN (PEDESTRIANS)



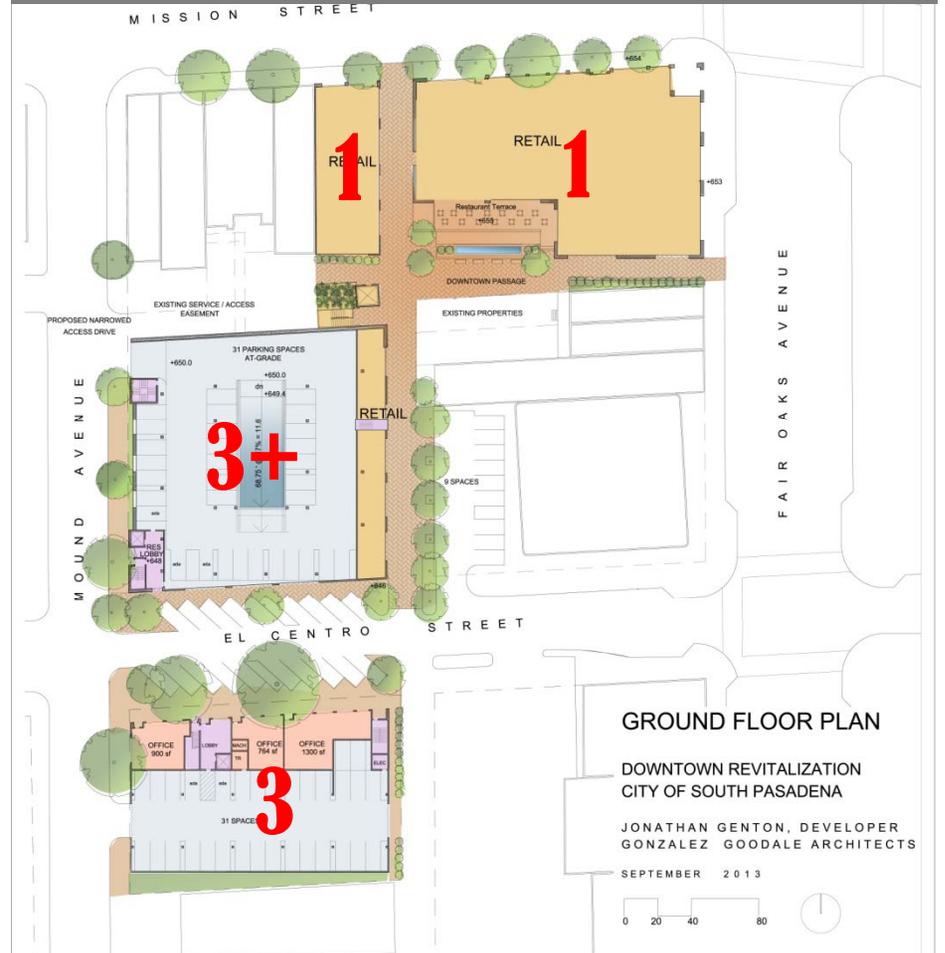
INDEPENDENT OPTION (PEDESTRIANS)



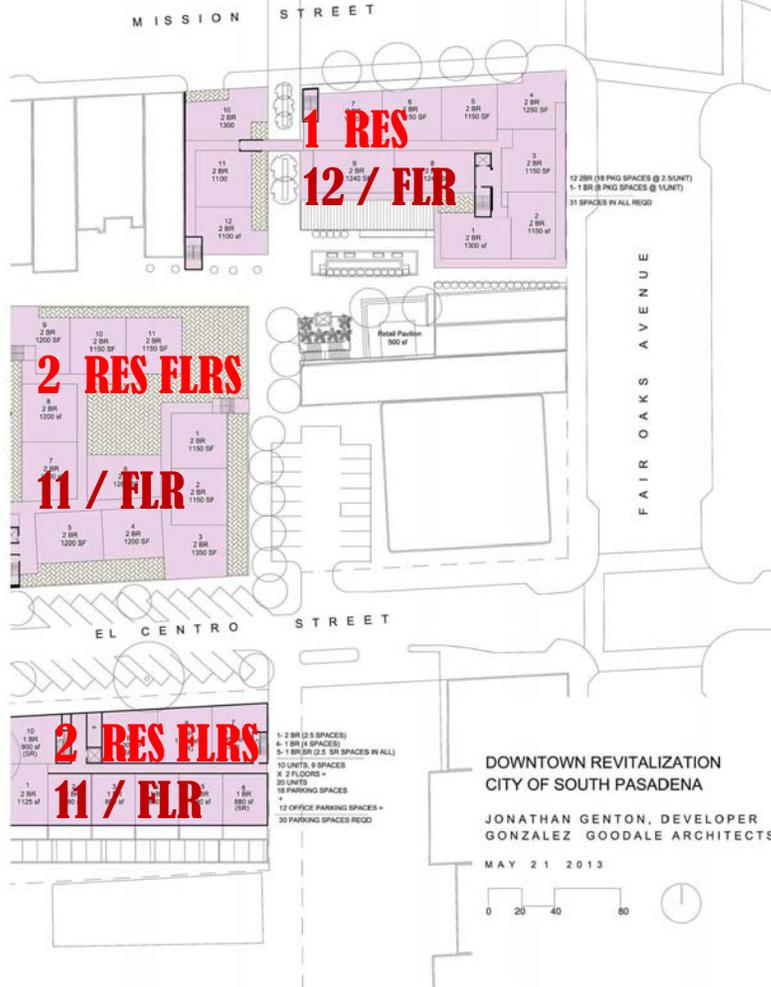
ORIGINAL OPTION (HEIGHT / MASS)



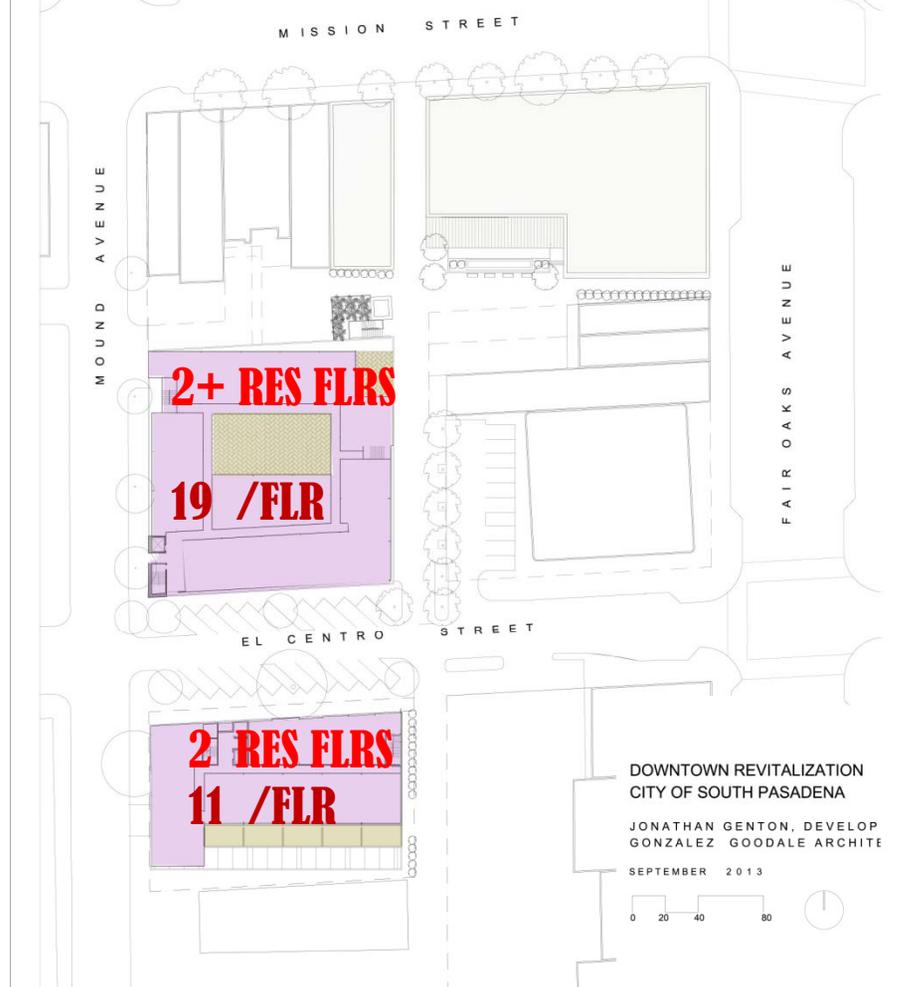
REVISED OPTION (HEIGHT / MASS)



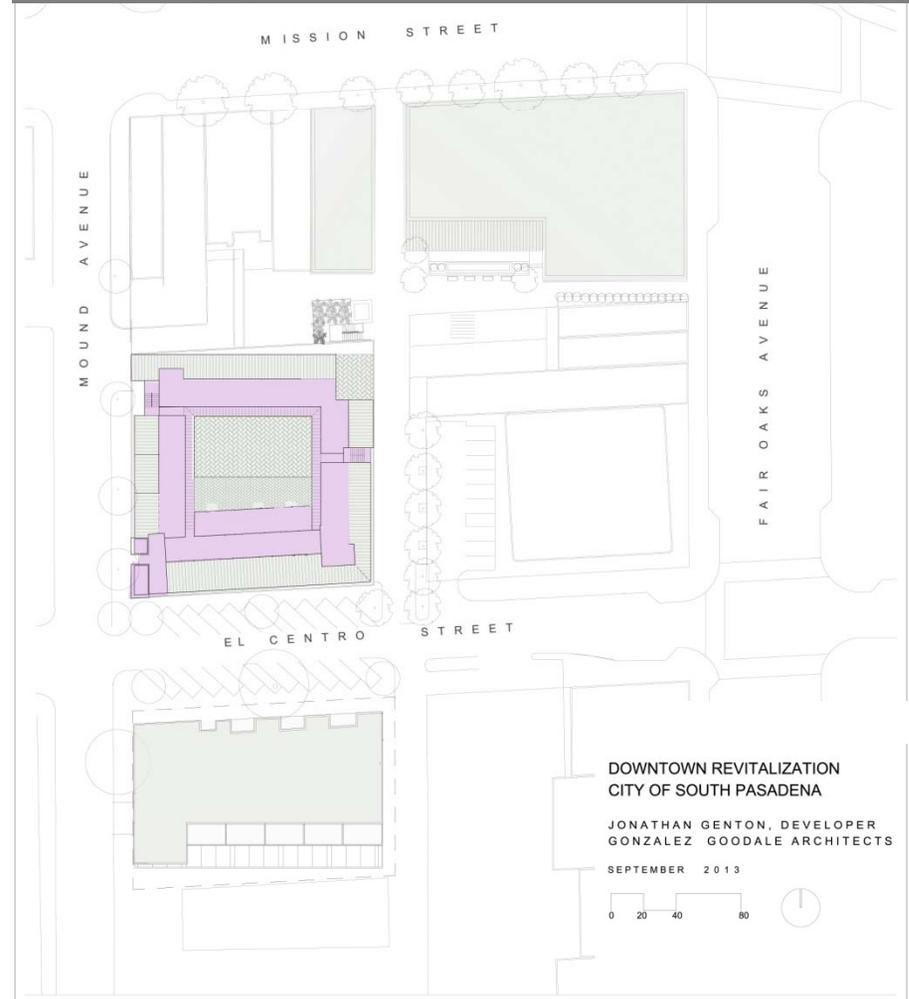
ORIGINAL UPPER PLANS



REVISED UPPER PLAN



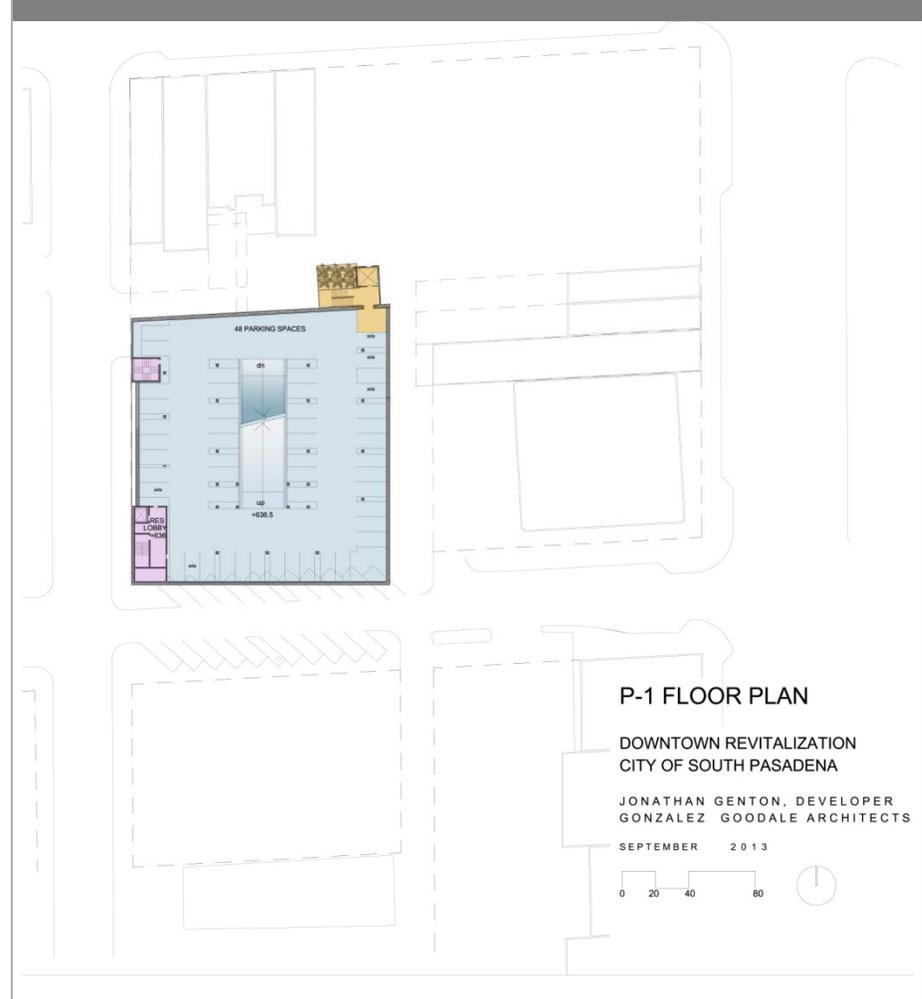
REVISED 3 + / LOFT PLAN



ORIGINAL P-1 PLAN



REVISED P-1 PLAN



ARCHITECTURAL CONSIDERATIONS



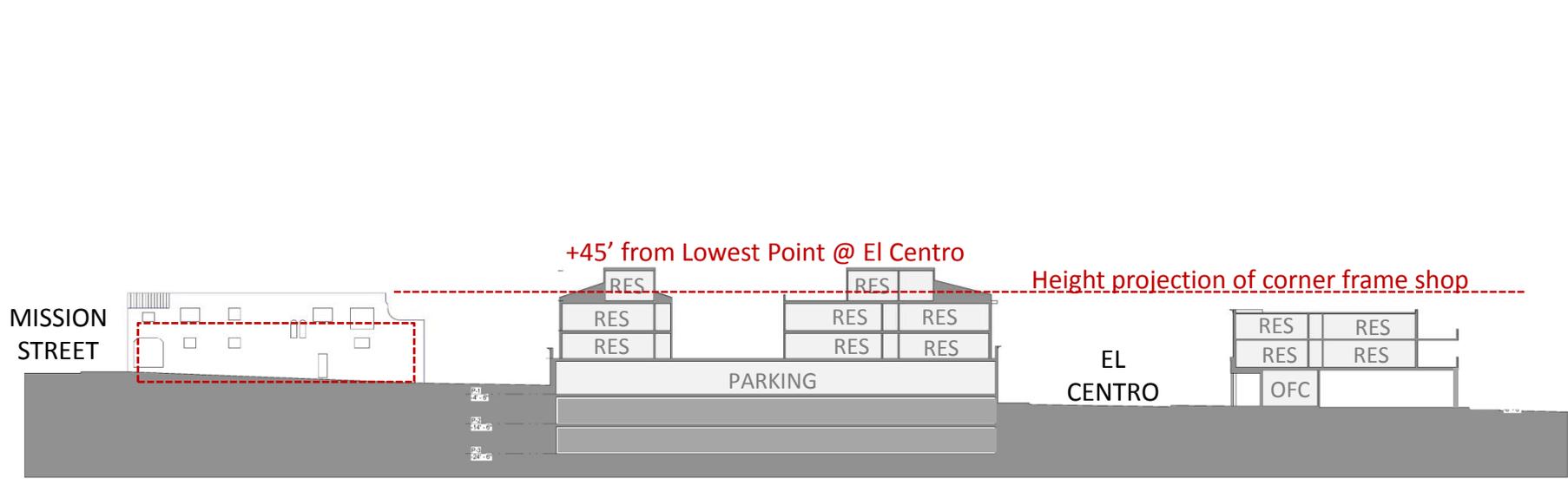




SCALE DIAGRAM LOOKING SOUTH FROM MISSION STREET



SCALE DIAGRAM LOOKING EAST FROM MOUND AVENUE



New Building beyond in red outline



DESIGN DETAIL









NOTT & Associates

1508

DESIGNBUILD 626-73 0844

THE DINOSAUR FARM

THE DINOSAUR FARM
TOYS & BOOKS

RIGHT
TURN
ONLY

1510
PARKING
Permit Only

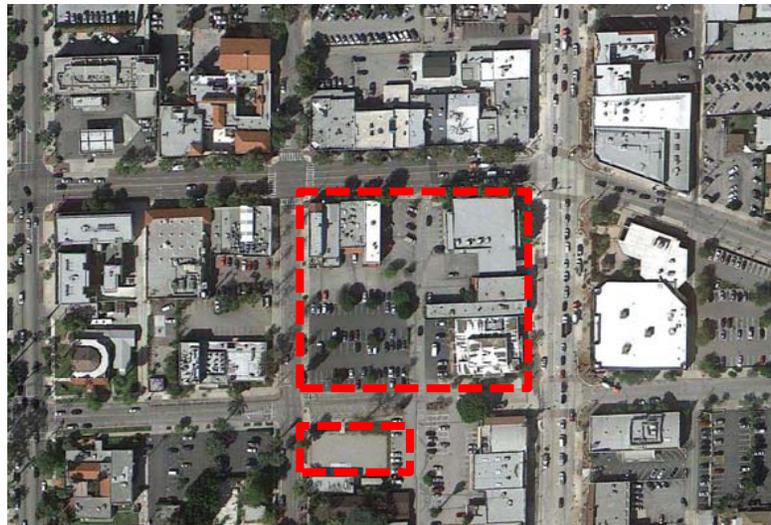






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