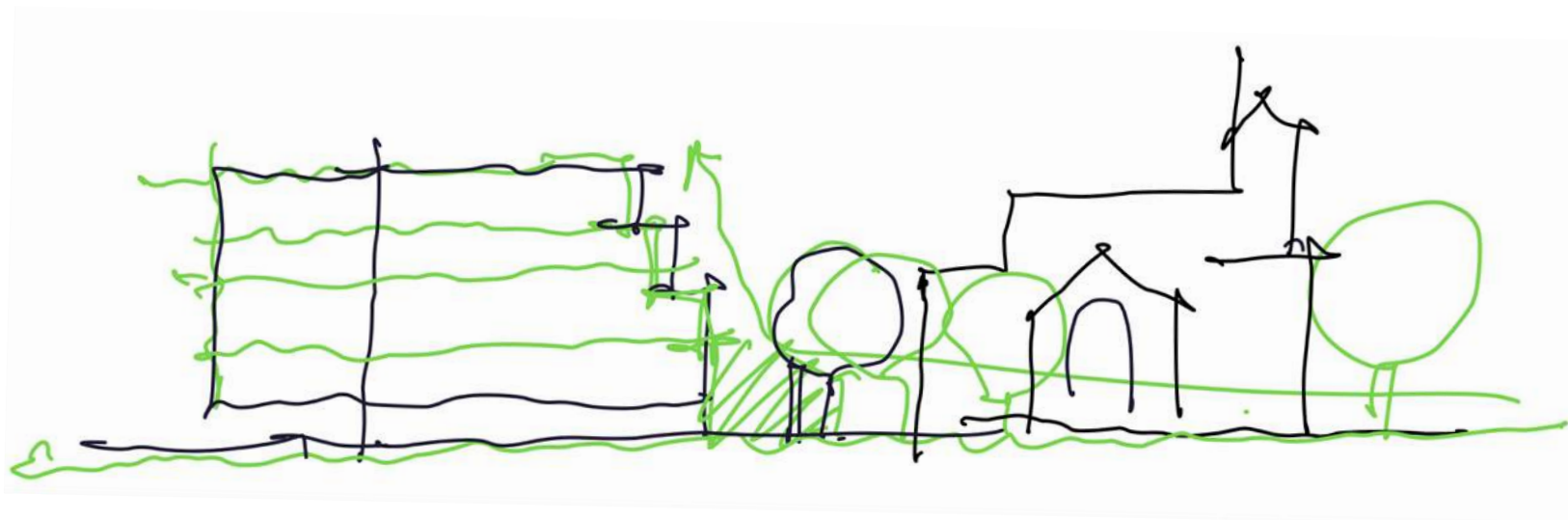


1364 GREEN STREET

PRELIMINARY CONSULTATION | MARCH 3, 2025



1364 GREEN STREET

PROJECT DESCRIPTION

The Project Site is located at 1364 E Green Street, which consists of 3 parcels, containing 50,318 square feet and is bounded by Holliston Avenue to the west. There is an existing 115 stall surface parking lot that spans all 3 parcels. The proposed project will be a Multi-tenant Research and Development building, with Incubator/Office spaces on the ground level along with 2 subterranean levels of parking.



APN	5736-002-013
ZONING DISTRICT	EC-MU-N EAST COLORADO SPECIFIC PLAN (2022)
GENERAL PLAN LAND USE DESIGNATION	MIXED-USE
LOT SIZE	41,573 SQUARE FEET
FAR (ALLOWABLE)	2.25
FAR (PROPOSED)	2.25
SQUARE FOOTAGE (EXISTING)	N/A
MUNICIPAL FLOOR AREA (PROPOSED)	93,539 SQUARE FEET
SETBACKS	5-10’ FOR 50% ON HOLLISTON 3-8’ FOR 75% ON GREEN STREET
HEIGHT LIMIT	63’
PARKING (EXISTING)	115 STALLS
PARKING (PROPOSED)	280 STALLS (2/1000 SF + ADDITIONAL 50%)
USE	RESEARCH + DEVELOPMENT
MINIMUM TRANSPARENCY	
GROUND FLOOR	70%
OVERALL FACADE	30%
OPEN SPACE REQ	60% REDUCTION OF OPEN SPACE REQUIREMENT FOR R&D PROJECTS
COMMON (5% OF GSF)	1,871 SF
PUBLIC (2% OF GSF)	748 SF
REQUIRED MODULATION	EAST COLORADO SPECIFIC PLAN
LENGTH FRONTAGE	10% OR 20’ BREAK REQ FOR BLDGS EXCEEDING 150’ STREET
AREA	25% FOR BUILDINGS OVER 50’ IN LENGTH

1364 GREEN STREET

EXHIBIT CHECKLIST

01 SITE & VISUAL CONTEXT

- Vicinity Map, Existing Plot & Site Plans
- Neighborhood Context
- Project Site Photographs

02 NARRATIVE

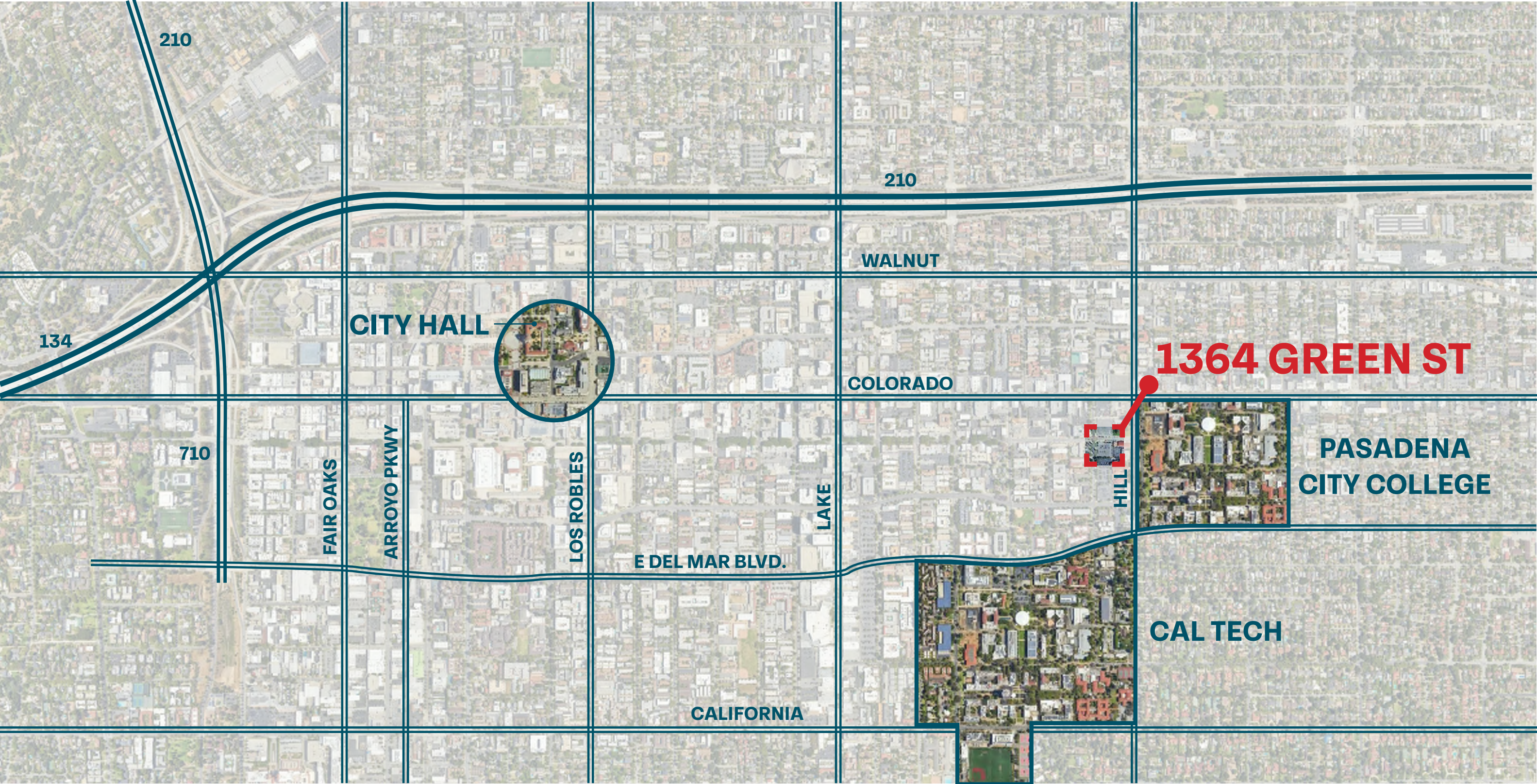
- Urban Context
- Design Evolution

03 SCHEMATIC DRAWINGS

- Site Plan
- Floor Plans
- Building Elevations
- Building Section
- Renderings

01

SITE & VISUAL CONTEXT



ALTA/NSPS LAND TITLE SURVEY

1364 E GREEN STREET
PASADENA, CA 91106

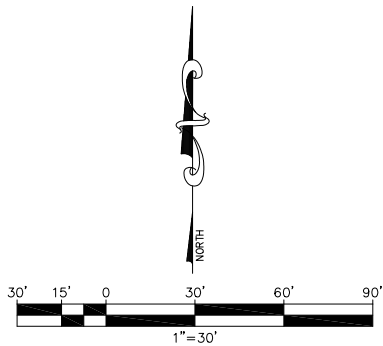
SHEET 1 OF 2 SHEETS

DATE: 11/27/2024
REVISED:

FD. S&W "ILLEGIBLE" FITS
POSITION OF S&W "CITY ENGR"
PER TRACT NO. 68073
MB 1366/94-96

COLORADO STREET

FD. 4 L&T STRADS
PER PWF 1625/926



LOTS 5 - 7
&
LOTS 32 - 34
MR 15/13

LOTS 8 - 10
&
LOTS 11 - 13
MR 15/13

GREEN STREET
(70' WIDE PUBLIC RIGHT OF WAY)

LOT 14
MR 15/13

PROPERTY LN.

DEVELOPABLE AREA

LOT 31
MR 15/13

LOT 30
MR 15/13

LOT 15
MR 15/13

LOT 16
MR 15/13

LOT 29
MR 15/13

LOT 28
MR 15/13

LOT 17
MR 15/13

LOTS 23 - 27
MR 15/13

LOTS 18 - 22
MR 15/13

HOLLISTON AVENUE
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

HILL AVENUE

FD. S&W "ILLEGIBLE" FITS
POSITION OF S&W "LS 6924"
PER PWF 1625/1384

CORDOVA STREET
(FORMERLY DIVISION STREET)

LEGEND:

- (R1) - TRACT NO. 68073
MB 1366/94-96
(R2) - J.R. GIDDING'S SUBDIVISION
MR 15/13

PARKING COUNT:

115 STANDARD SPACES
0 HANDICAP SPACES
115 TOTAL SPACES

LAND AREA:

TOTAL AREA = 50,318 S.F. / 1.155 ACRES

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°05'39"
WEST ALONG THE CENTERLINE OF HOLLISTON AVENUE AS SHOWN
ON TRACT NO. 68073, FILED IN BOOK 1366, PAGES 94 TO 96
OF MAPS, IN THE OFFICE OF THE LOS ANGELES COUNTY
RECORDER, STATE OF CALIFORNIA.

SURVEYOR'S NOTES

-THERE IS NO VISIBLE EVIDENCE THAT THE SITE WAS USED FOR AS A
SUMP, DUMP OR SANITARY LANDFILL.
-THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
-AT THE TIME OF SURVEY NO EVIDENCE OF RECENT EARTH MOVING WORK
WAS OBSERVED, THE SUBJECT PARCEL IS BRAND NEW CONSTRUCTION.
-NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT
THE TIME OF SURVEY.
-UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR
AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN
AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED
RELIABLE.
-COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AGREEMENTS AND
MATTERS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE
SUBJECT PROPERTY, CONTENTS MUST BE REVIEWED TO DISCERN SPECIFICS.
-THE UTILITIES SHOWN HEREON WERE BASED ON OBSERVED EVIDENCE
ONLY. THE SUBJECT PROPERTY APPEARS TO CONTAIN THE NECESSARY
UTILITIES TO PERFORM NORMAL OPERATION.
-AS OUTLINED IN SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS
CODE "THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A
LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE
PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE
PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS, OR OTHER
SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF
PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE
THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A
WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED."
-THE SURVEYED PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN
THE TITLE COMMITMENT.
-THE SURVEYED PROPERTY CREATES A MATHEMATICALLY CLOSED FIGURE,
WITH NO GAPS, GORES, OVERLAPS OR HATUS INHERENT TO THE SURVEYED
PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE
COMMITMENT PROVIDED.

STATEMENT OF POSSIBLE ENCROACHMENTS:

NOTE: THE FOLLOWING IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS
PROPERTY LINES, STATEMENT OF OWNERSHIP OR POSSESSION IS NEITHER IMPLIED
NOR THE INTENT OF THIS LISTING.

- (A) SOUTH FACE BLOCK WALL LIES FROM 0.2' TO 0.3' SOUTH OF THE
PROPERTY LINE.

LEGAL DESCRIPTION

FOR APN/PARCEL ID(S): 5736-002-013

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PASADENA, COUNTY
OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 29, 30 AND 31 AND THE NORTHERLY 3 FEET OF LOT 28 OF THE J. R. GIDDING'S
SUBDIVISION, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
AS PER MAP RECORDED IN BOOK 15, PAGE 13 OF MISCELLANEOUS RECORDS, IN THE OFFICE
OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING FROM SAID LOTS THE WEST 3 FEET THEREOF, AS CONVEYED TO THE CITY OF
PASADENA FOR WIDENING HOLLISTON AVENUE.

APN: 5736-002-013

TITLE EXCEPTIONS AND EASEMENTS

- ☐ INDICATES ITEM PLOTTED HEREON
☒ EASEMENT(S) FOR STREET AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY
AN INSTRUMENT, ENTITLED FINAL JUDGMENT COURT SUPERIOR CASE NO. 119583
RECORDED FEBRUARY 20, 1924, IN BOOK 2990, PAGE 153 OF OFFICIAL
RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED
HEREON.

FLOOD NOTE

THE SUBJECT PROPERTY LIES PARTIALLY WITHIN ZONE
"X" OF FEDERAL EMERGENCY MANAGEMENT AGENCY
FLOOD MAP NUMBER 06037C 1400 F BEARING AN
EFFECTIVE DATE OF 9/26/2008

ZONE "X" DENOTES AREA'S OF MINIMAL FLOOD HAZARD.

TITLE INFORMATION

THE TITLE INFORMATION SHOWN HEREON IS PER TITLE PRELIM NO.
932403919, DATED OCTOBER 21, 2024 AT 7:30 AM, AS PREPARED BY
COMMONWEALTH LAND TITLE INSURANCE COMPANY, 601 S. FIGUEROA
STREET, SUITE 4000, LOS ANGELES, CA 90017. NO RESPONSIBILITY OF
CONTENT, COMPLETENESS OR ACCURACY OF SAID REPORT IS ASSUMED BY
THIS MAP OR THE SURVEYOR.

SURVEYOR'S CERTIFICATE

TO: CALIFORNIA INSTITUTE OF TECHNOLOGY, A CALIFORNIA CORPORATION; AND
COMMONWEALTH LAND TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED
WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS
FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND
NSPS, AND INCLUDES ITEMS 2, 4, 6, 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, 19 OF TABLE A
THEREOF.

DATE OF FIELD SURVEY: NOVEMBER 27, 2024

DATE OF PLAT: NOVEMBER 30, 2024



AARON M. HAVENS DATE
PLS 8786



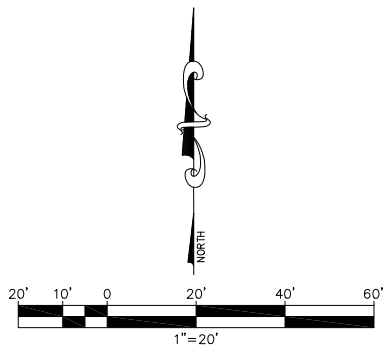
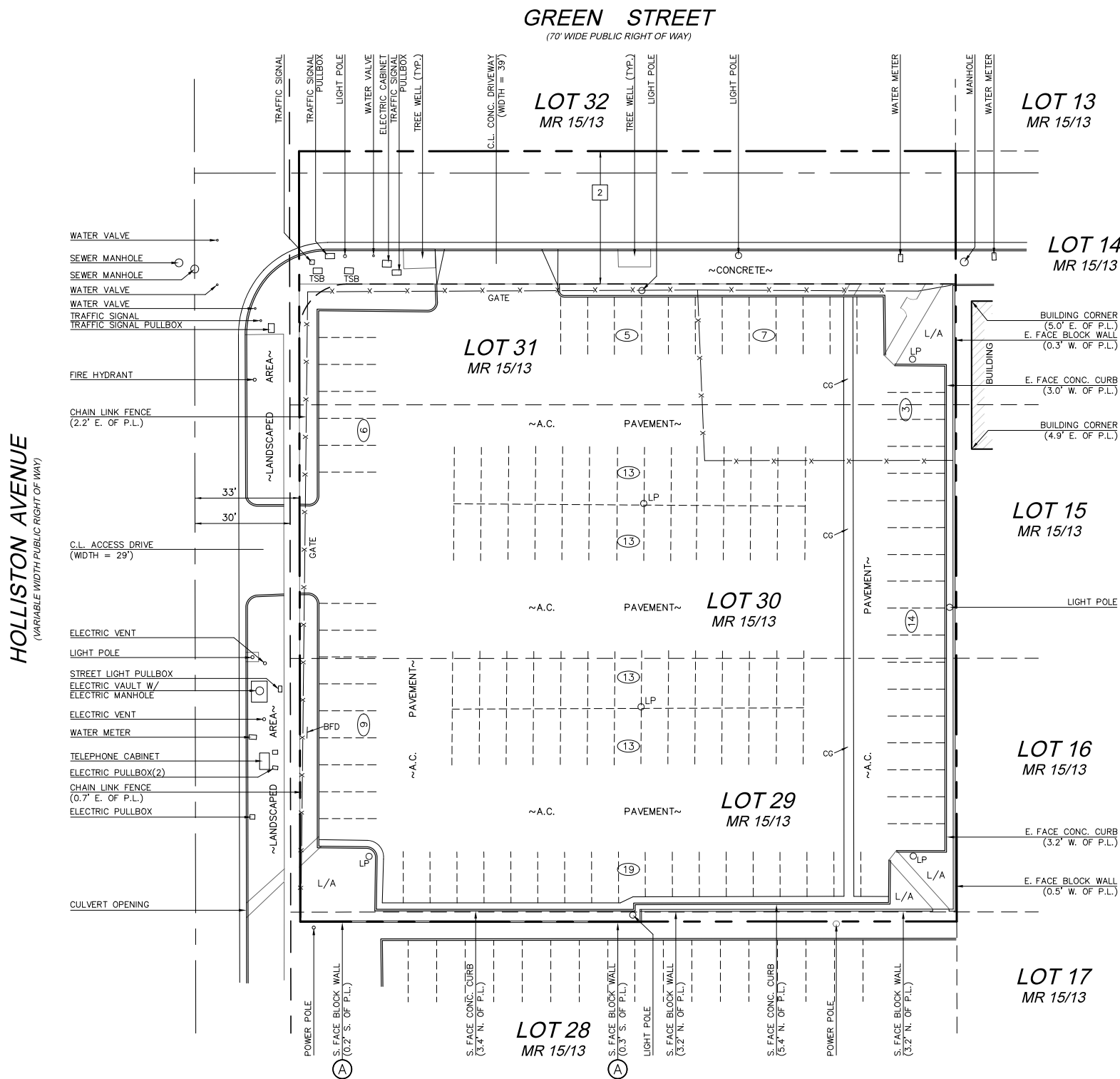
EXISTING SITE PLAN

ALTA/NSPS LAND TITLE SURVEY

1364 E GREEN STREET
PASADENA, CA 91106

SHEET 2 OF 2 SHEETS

DATE: 11/27/2024
REVISED:



LEGEND:

APN	=	ASSASSORS PARCEL NUMBER
E	=	EAST
LS	=	LICENSED SURVEYOR
M.B.	=	MAP BOOK
N	=	NORTH
NW	=	NORTHWEST
NE	=	NORTHEAST
NC	=	NUMBER
PT	=	PRELIMINARY TITLE REPORT
RCE	=	REGISTERED CIVIL ENGINEER
R/W	=	RIGHT OF WAY
S	=	SOUTH
SE	=	SOUTHEAST
SW	=	SOUTHWEST
SFN	=	SEARCHED, FOUND NOTHING
S&W	=	SPIKE AND WASHER
(TYP)	=	TYPICAL
W	=	WEST
WP	=	POWER POLE
TMH	=	TELEPHONE MANHOLE
TS	=	TRAFFIC SIGNAL CABINET
UC	=	UTILITY CABINET
TS	=	TRAFFIC SIGNAL
WSR	=	WATER SURFACE
OH	=	OVERHANG

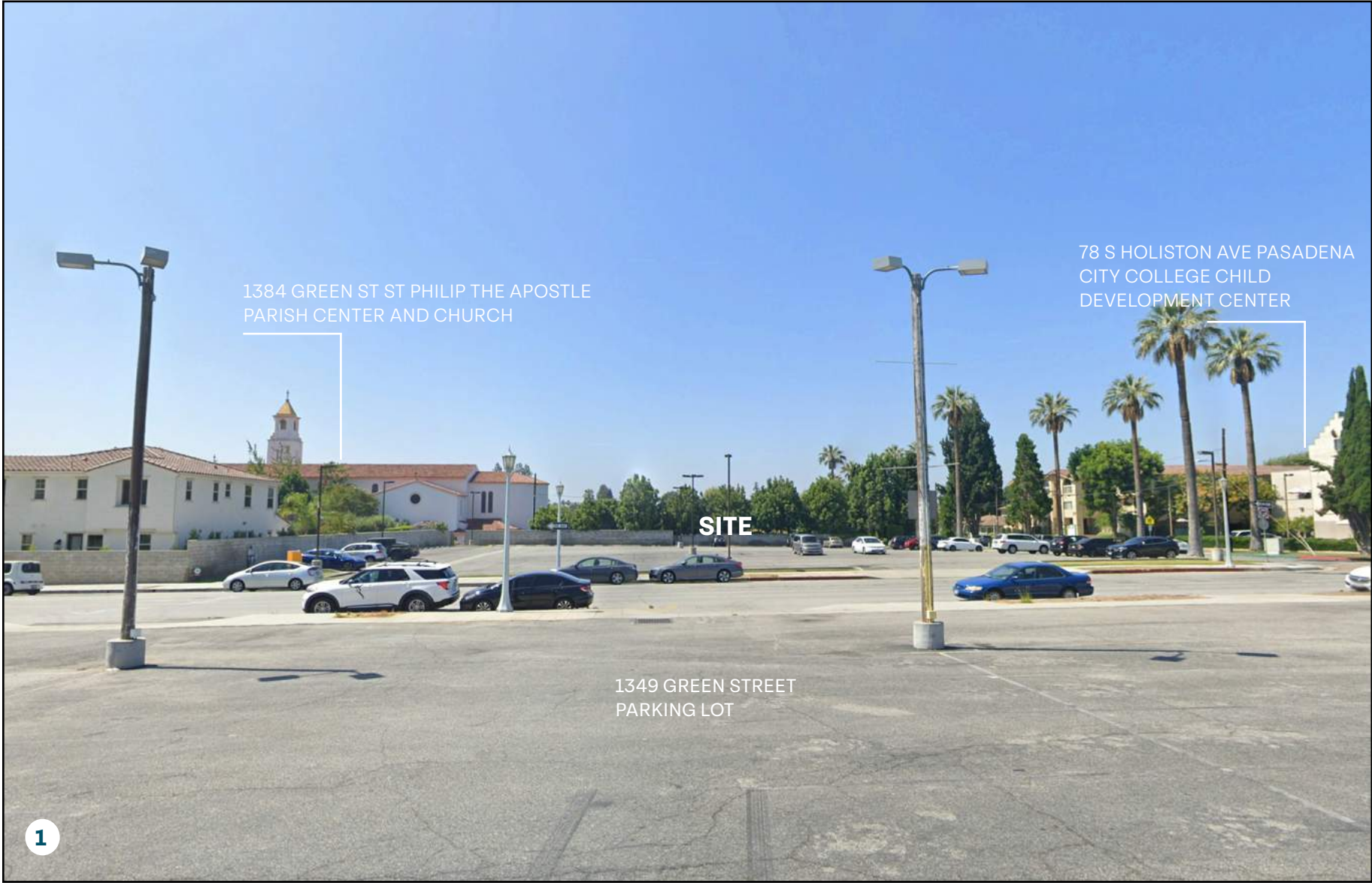
SITE AREA

50,318 SF

EXISTING PARKING

115 SURFACE STALLS







78 S HOLISTON AVE PASADENA
CITY COLLEGE CHILD
DEVELOPMENT CENTER



1305 GREEN ST THE AQUA
COURTYARD SUITES



1384 GREEN ST ST PHILIP THE APOSTLE
PARISH CENTER AND CHURCH





02

NARRATIVE

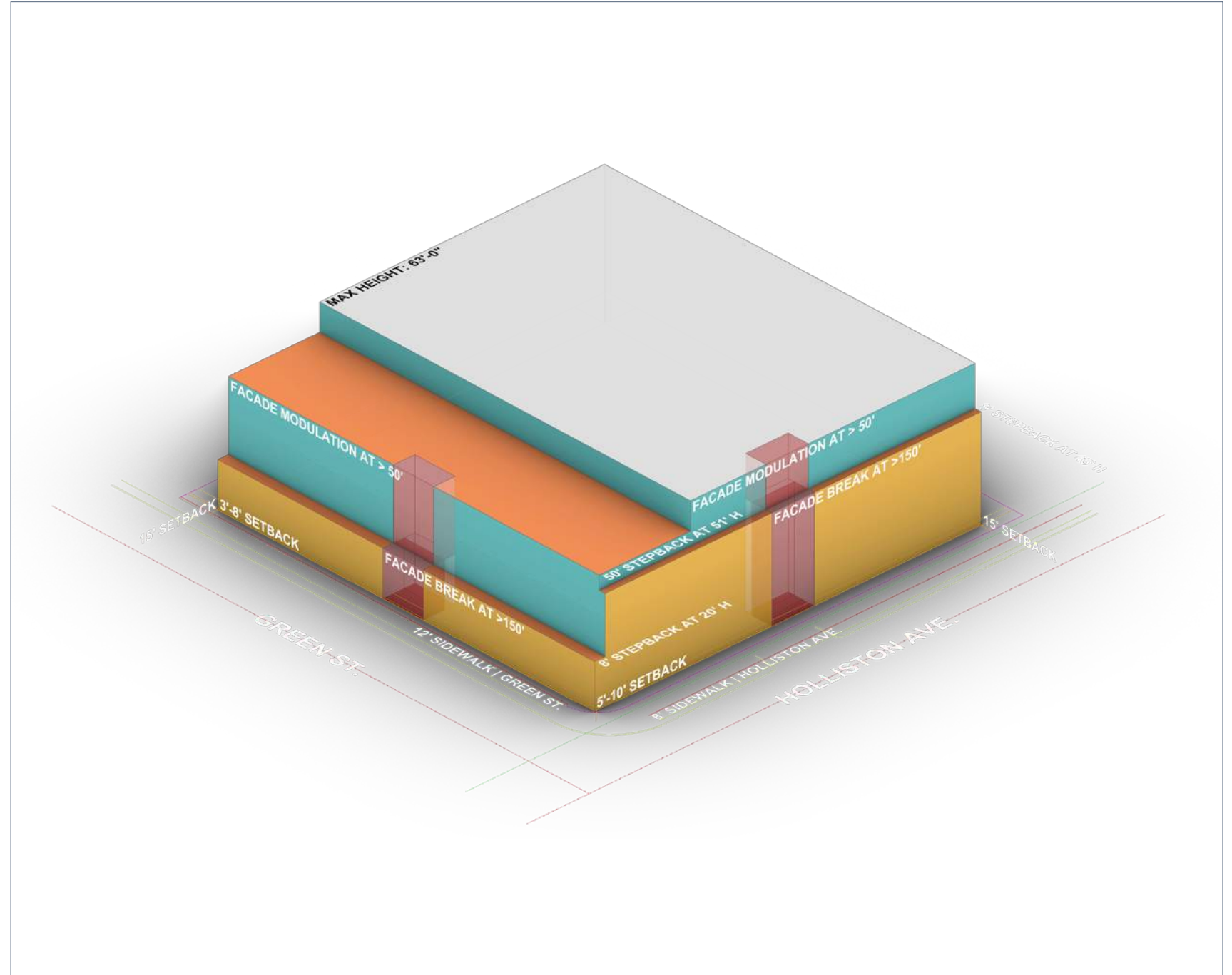
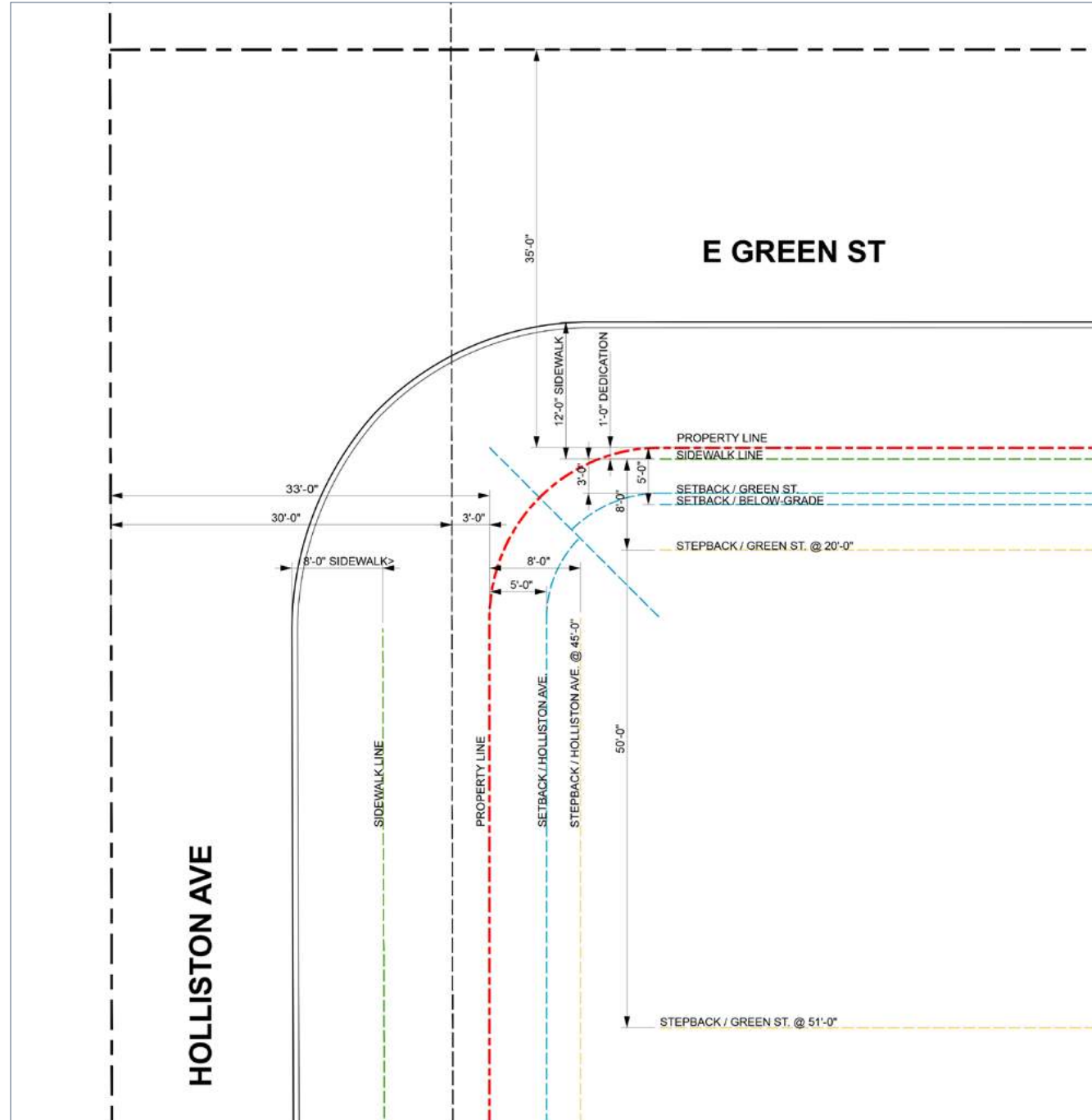
A PLACE OF INNOVATION,
INTEGRATED INTO THE COMMUNITY.

The proposed building at 1364 Green Street replaces a surface parking lot with a new multi-tenant research and development incubator building at Green Street and Holliston Avenue, a block south of Colorado Blvd.

The new building will embody the spirit of Pasadena and all aspects of the East Colorado Specific Plan - from contributing to the pedestrian experience and adding distinctive character and sense of place, to helping mend disjointed development and respecting the neighboring historic contexts - all while adding innovative and creative space to attract world-class minds for advanced life science research, and maintaining Pasadena’s reputation as an epicenter for scientific research and development.

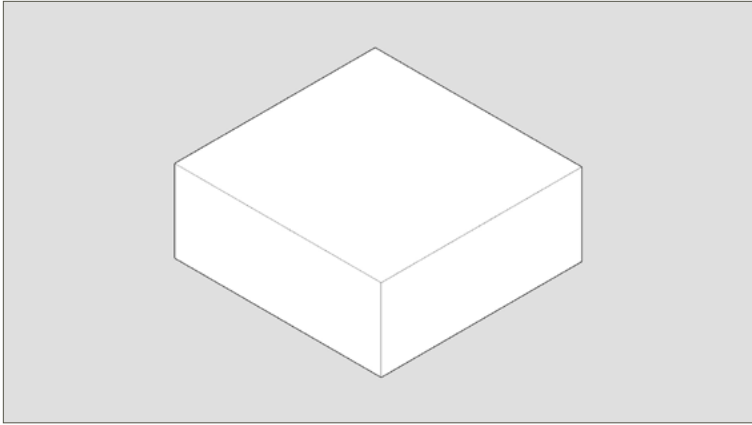




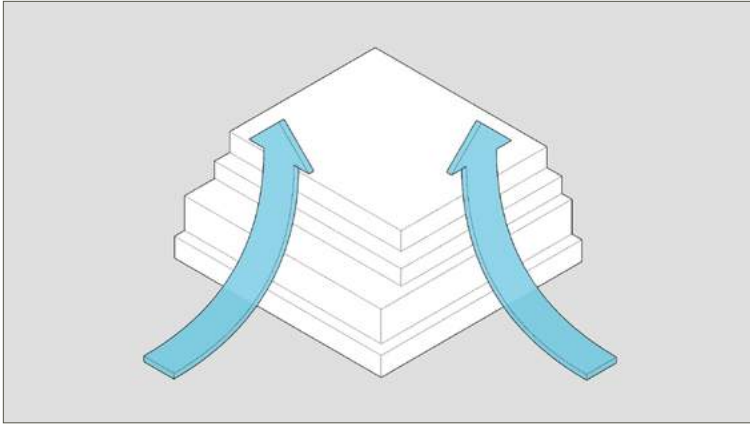


BUILDING MASSING

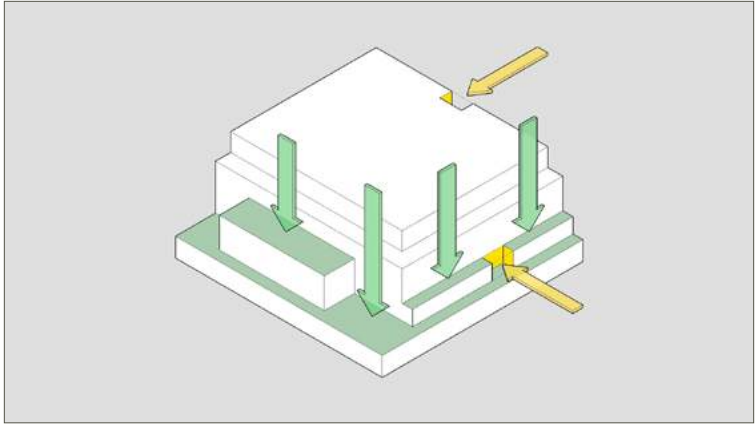
Massing Strategy



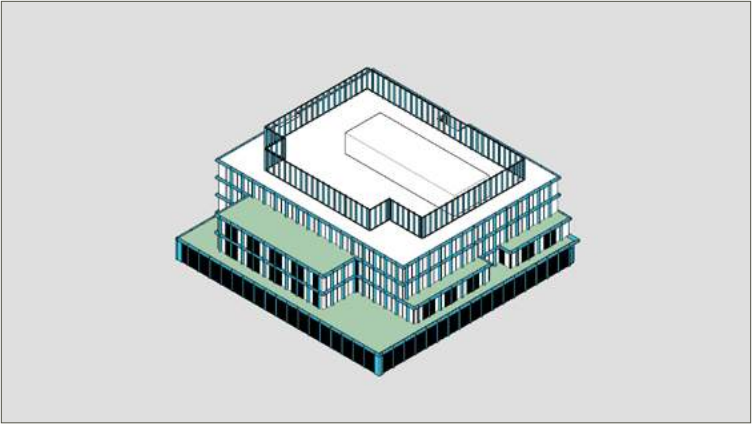
Neighborhood Context & Scale



Terraces & City Standards



Facade Articulation



The building is located at an urbanistic transitional point between the verdant neighborhoods south of Del Mar Boulevard and the larger and denser character of the developments north of the site. In addition, St. Philip the Apostle Church is located directly adjacent to the east with the presence of Pasadena City College adding its own dynamic presence nearby.

The building’s proposed massing is a response to these varied contexts. The building shape steps down and reduces its overall mass at areas to the east, west and south that are adjacent to the more residential-scaled structures and the historic church. At the same time, at four levels, the north facade maintains a more urban character and scale along Green Street yet provides the modulation and openness as proposed in the specific plan for a pleasant pedestrian experience. Green Street is further strengthened through the proposed landscaping and street trees, adding to the existing tree canopy.



HISTORICAL CONTEXT AND CALTECH ARCHITECTURE

Architectural design has always been a key characteristic of the city of Pasadena and there are many prominent examples of a variety of distinctive styles. Victorian, Mission Revival, Craftsman, Art Deco and Modernism are a few that are effectively represented.

The original East Colorado Boulevard Specific Plan was focused on expanding the mix of uses along the corridor to create a “unified streetscape and a series of distinctive places along the boulevard”. And the proposed building is intended to do exactly that - provide a building that in scale and form is reminiscent of the historical context of Pasadena while at the same time celebrating the distinctiveness and variety of the architectural inventory found at the California Institute of Technology.

The large, glazed openings and gridded nature in the proposed building are intended to provide ample natural light and views within a regularized structural system - reminiscent of the early art deco and beaux arts steel and limestone “skyscrapers” of early 1900’s Pasadena. That same warm beige stone coloring of the earlier buildings is also reflected in the modern materiality choices of the proposed building.



The Colfair Building



The Chamber of Commerce



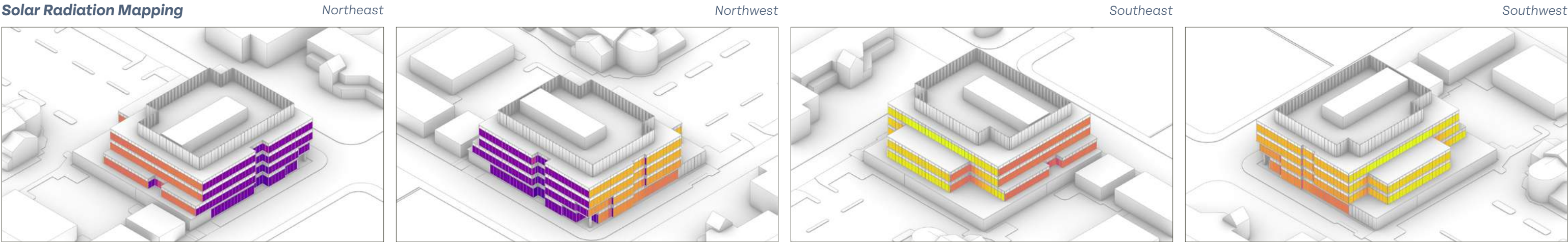
Cal Tech Chen Neuroscience Research Building



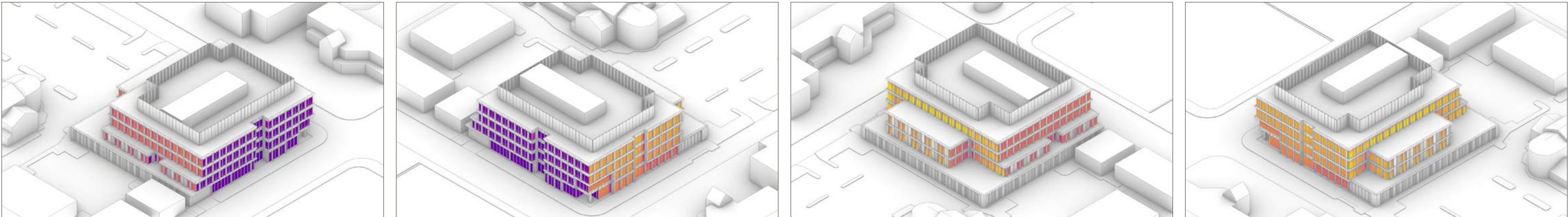
Cal Tech Resnick Sustainability Center

SHAPED FOR RESILIENCE

Solar Radiation Mapping



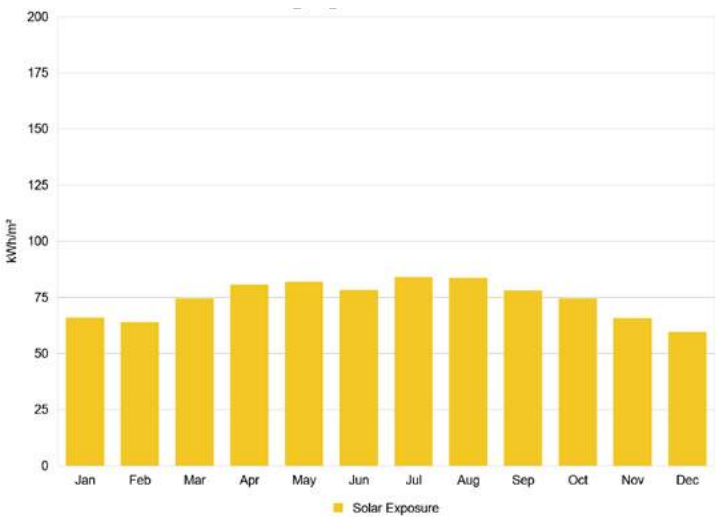
Base Condition - 890 kWh/m2 -yr



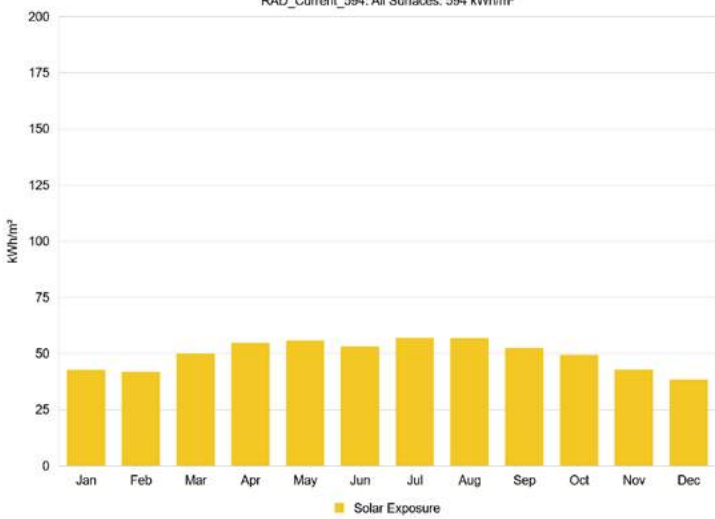
Current Design - 594 kWh/m2 -yr (33% Reduction in Total Annual Solar Radiation)

Beyond the general massing and materiality concepts, the proposed building has been ‘fine-tuned’ through technology and designed to architecturally minimize its ecological footprint.

Initial studies of the proposed building show a substantial decrease (33%) in solar radiation against the façade through the addition of the widened three-dimensional opaque vertical pilasters and horizontal transoms in lieu of an glazed curtainwall system. This reduction from a glazed curtainwall also helped reduce the amount of ‘intolerable glare’ present at certain times of the day and year for some occupants along the building’s southern exposure while maintaining a high level of useful daylight illuminance deep into the building’s floorplate. Further studies are planned to further decrease solar radiation while maintaining useful daylight through additional architectural measures.



Base Condition - 890 kWh/m2 -yr



Current Design - 594 kWh/m2 -yr

DESIGN PROCESS / DAYLIGHTING - OPTIMIZING BY ORIENTATION

Current Design



Optimize/Shift Horizontal Brow



Widen Vertical Opaque Surfaces



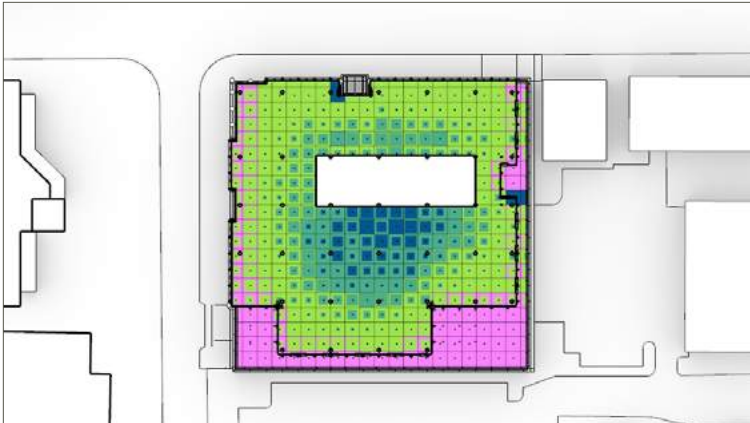
Add Opaque Sill



Annual Average Useful Daylight Illuminance



Level 01



Level 02



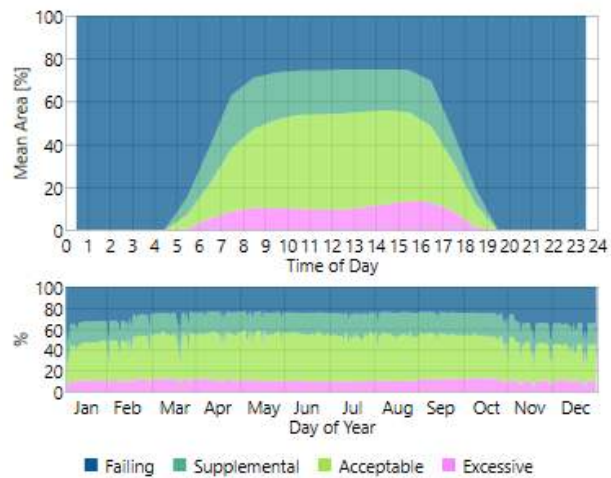
Level 03



Level 04

Providing daylight into and views out of a building contribute substantially to its occupant’s performance, health, and sense of well-being, and allows for less reliance on artificial lighting, creating a more energy efficient building. This increase in daylight needs to be balanced thoughtfully with the heat gain and glare that can accompany larger exterior openings.

The proposed building takes into account the letter and spirit of Pasadena’s East Colorado Specific Plan and will be a positive force in creating a vibrant and people-oriented district. In addition, the building will become a catalyst to develop high quality jobs furthering life science research in a building that is designed around health and well-being and is developed to a high standard of environmental resilience within a structure of architectural quality for the City of Pasadena.



ITERATION & REFINEMENT



The design process implemented for this project is rooted in exploration, iteration, and refinement. Concepts are sketched and developed across all scales of design, from high-level massing studies to detailed facade analyses. The process inherently cyclical, and when thoughtfully applied to key aspects of the building, yields a project collaborative in nature and responsive by design.

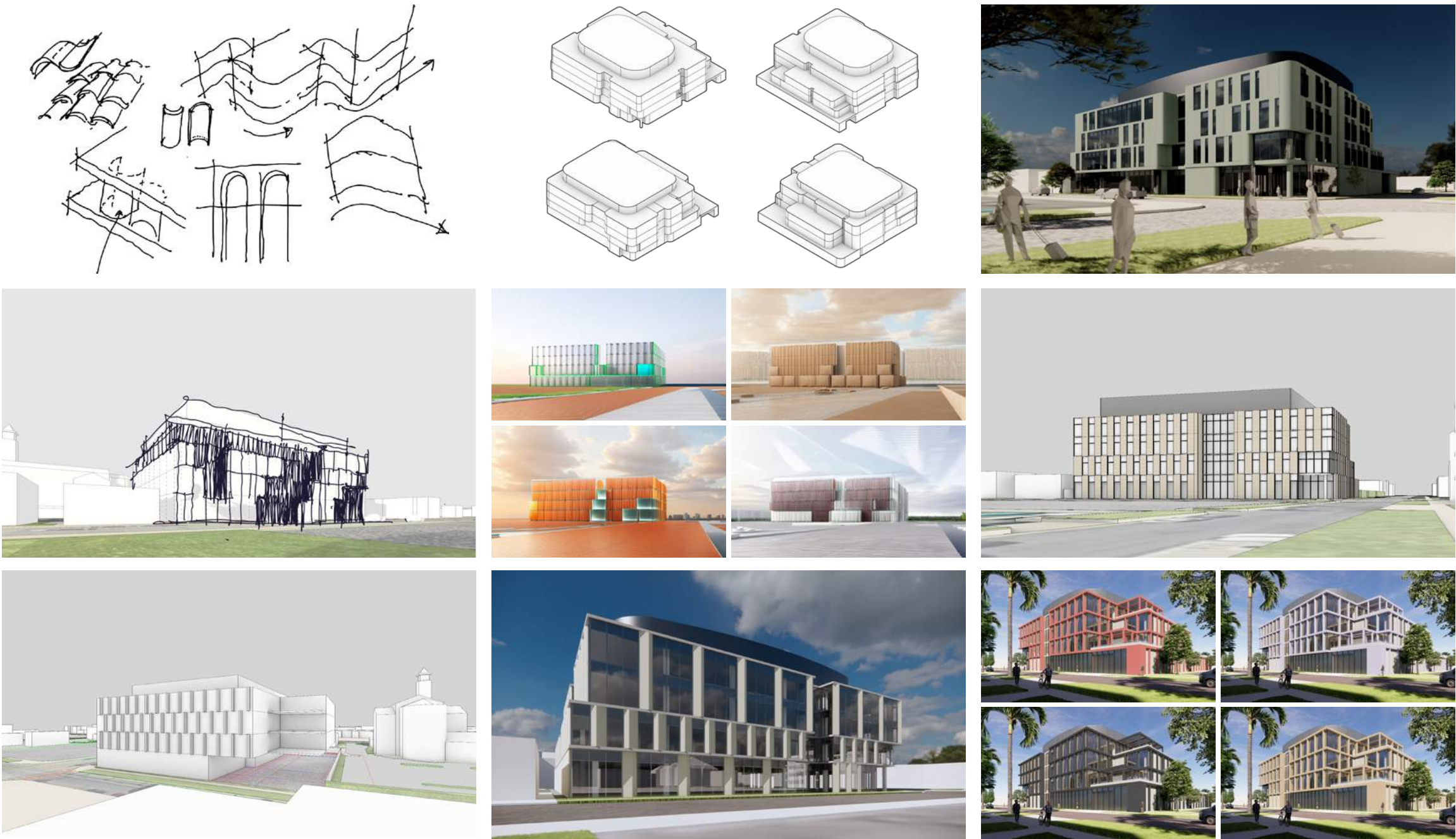


PREVIOUS STUDIES:
REJECTED / REPLACED

Early design concepts were originally motivated by specific characteristics found in the site’s neighboring building context, specifically the Spanish tile roofs adorning the adjacent church. The overlapping curvature of the tiles inspired a filleted, curving massing language, but this concept felt too tenuous and abstract, and the resulting architecture too unnecessarily fussy.

Ideas of erosion and pixelation were explored as strategies to accommodate the modulation and stepping requirements prescribed by Pasadena’s zoning code, but these studies invariably felt overtly blocky and foreign to the site’s context.

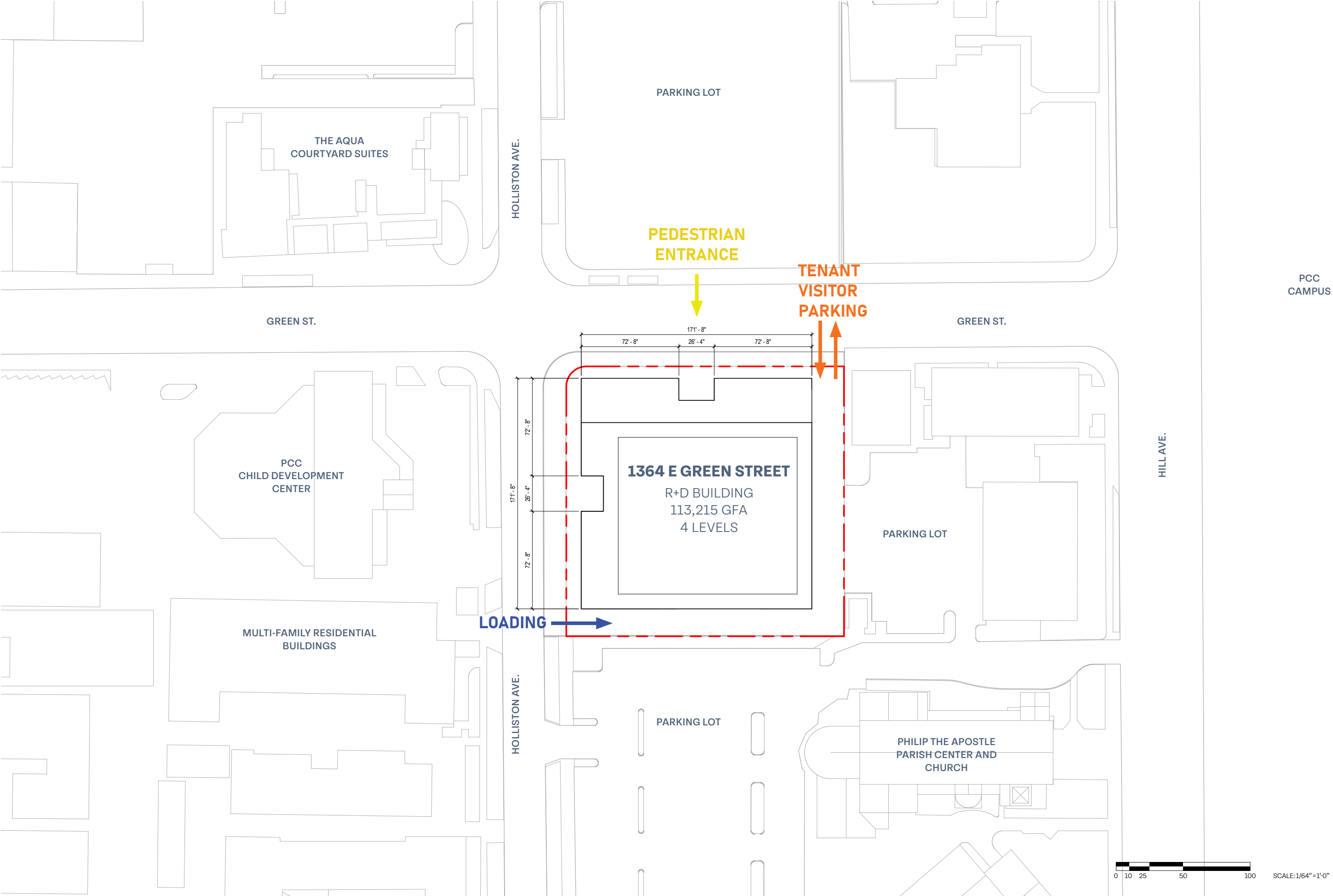
Before arriving at the uniform, contemporary grid language the project now carries, various patterns of vertical arrays were tested. Though some were successful, many tended to appear either too institutional, or too out of scale for the project. A variety of colors were also explored before arriving at the project’s current neutral, earthier tone.



03

SCHEMATIC DRAWINGS

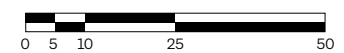
SITE PLAN



The site plan illustrates a building layout at the intersection of Holliston Ave. and Green St. The building footprint is primarily blue, designated for 'TENANT' use, with a central orange 'LOBBY' and a green 'PAOS' (Public Access Open Space) area. Service areas include 'CIRCULATION' (orange), 'BICYCLE' storage (grey), 'LOGISTICS' (grey), and 'LOADING/SERVICING' (grey). The building is set back 15 feet from the street frontage. The plan includes detailed dimensions for setbacks, sidewalk widths, and building dimensions. A grid system is used for reference, with letters A-F across the top and numbers 1-6 along the left side.

Setback and Sidewalk Dimensions:

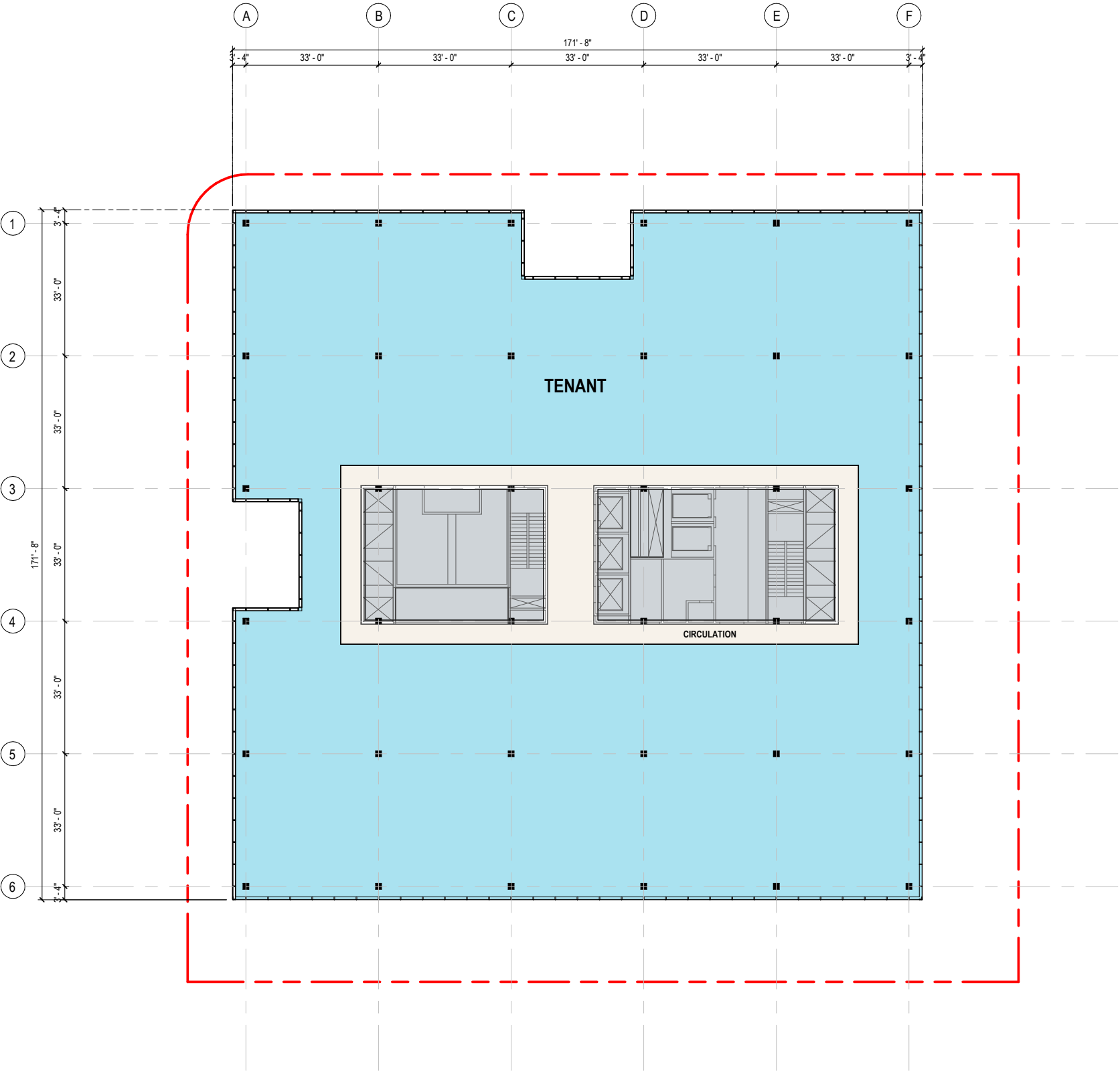
- Green St. Frontage:** 171'-8" total width. Setback from street frontage is 15'-0".
- Holliston Ave. Frontage:** 33'-0" total width. Setback from street frontage is 15'-0".
- Sidewalk Widths:** 8'-0" and 5'-0" are indicated on the left side.
- Building Setbacks:** 10'-0" and 8'-0" are indicated on the left side.
- Building Dimensions:** 33'-0" and 33'-0" are indicated on the left side.
- Internal Dimensions:** 8' @ 6% = .5' and 92' @ 12% = 11' are indicated on the right side.



SCALE: 1/32"=1'-0"



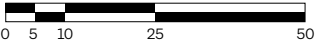
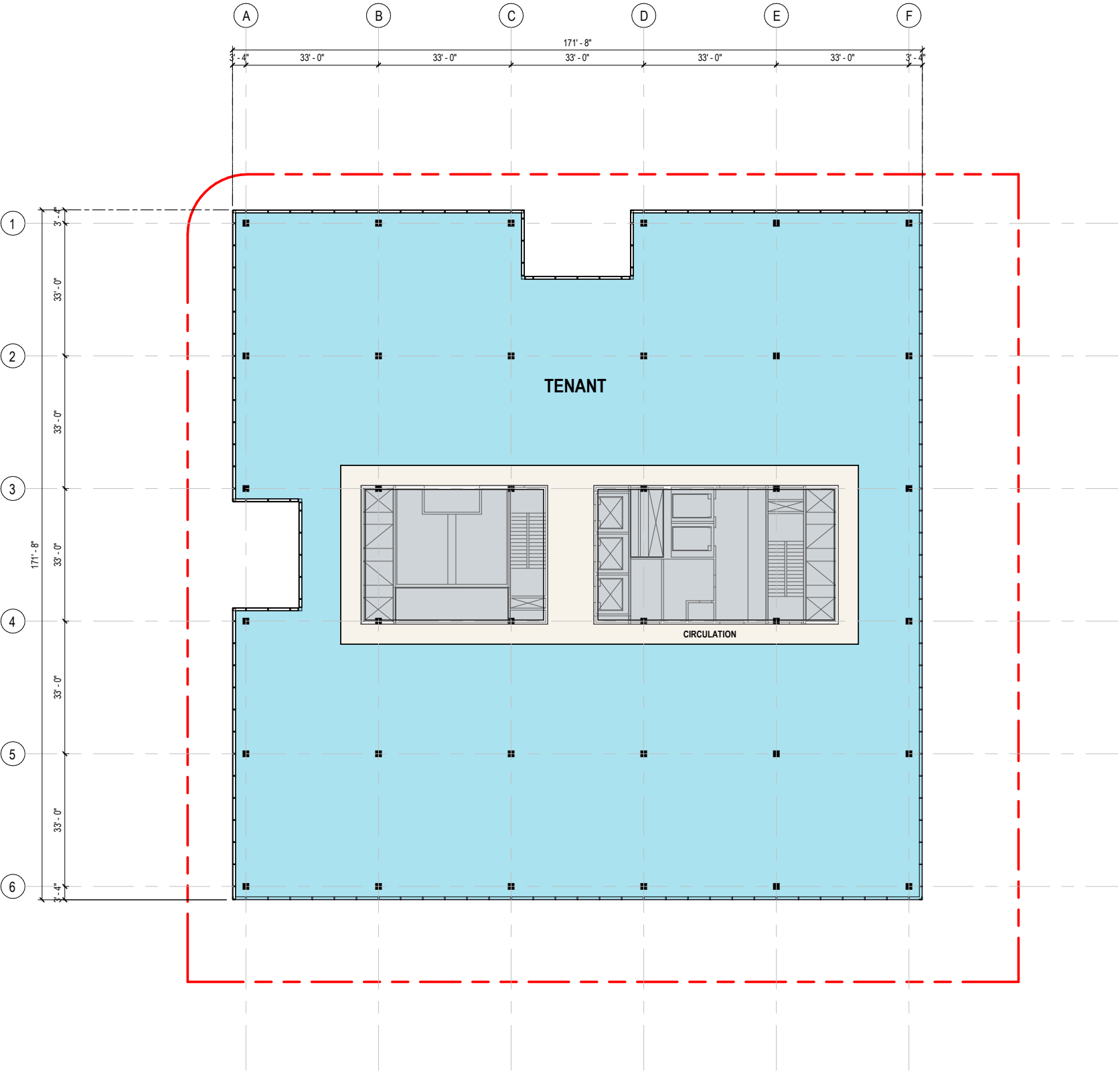
LEVEL 2 PLAN



SCALE: 1/32" = 1'-0"



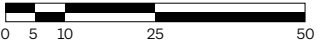
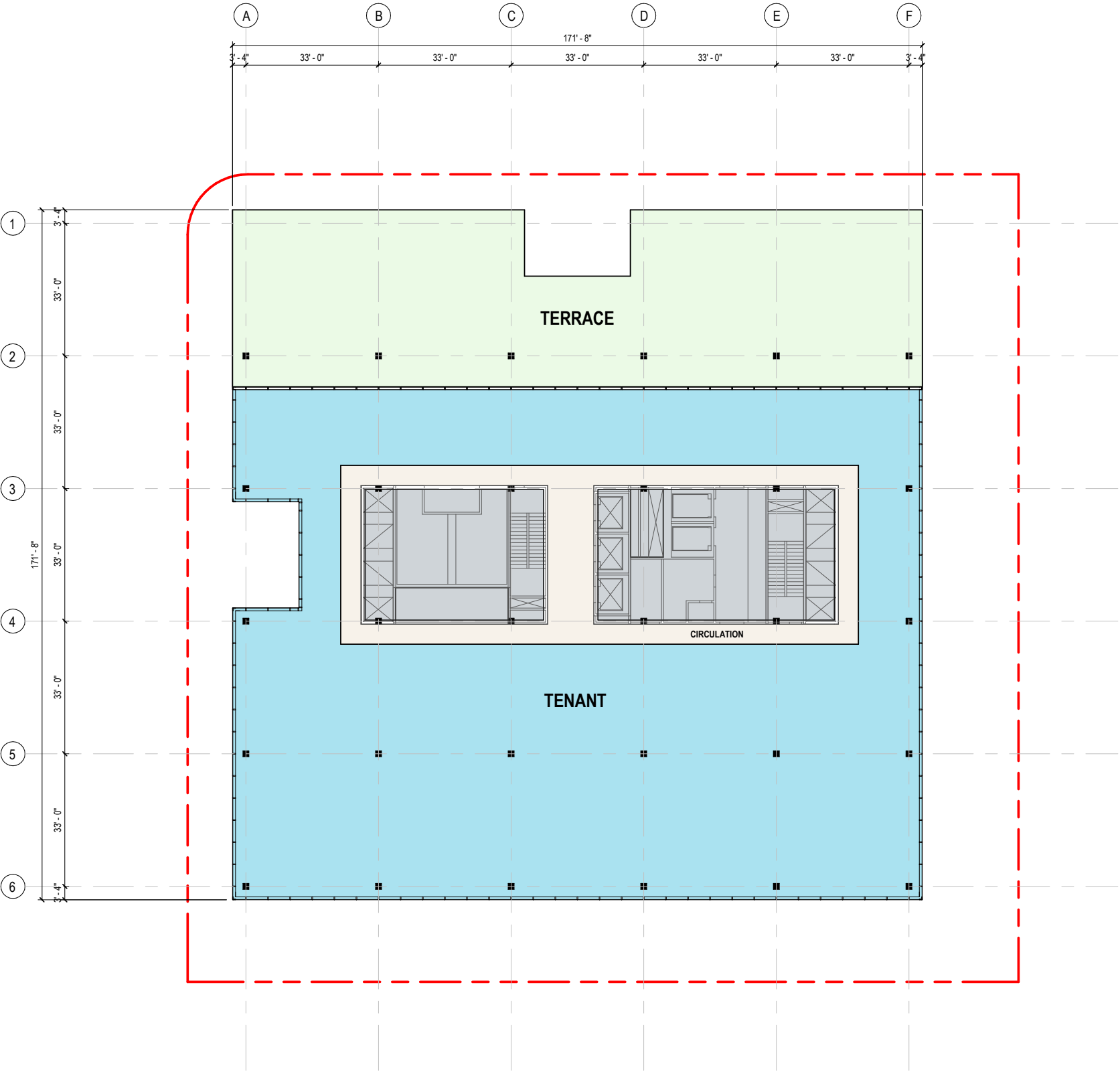
LEVEL 3 PLAN



SCALE: 1/32" = 1'-0"



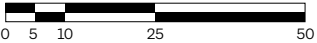
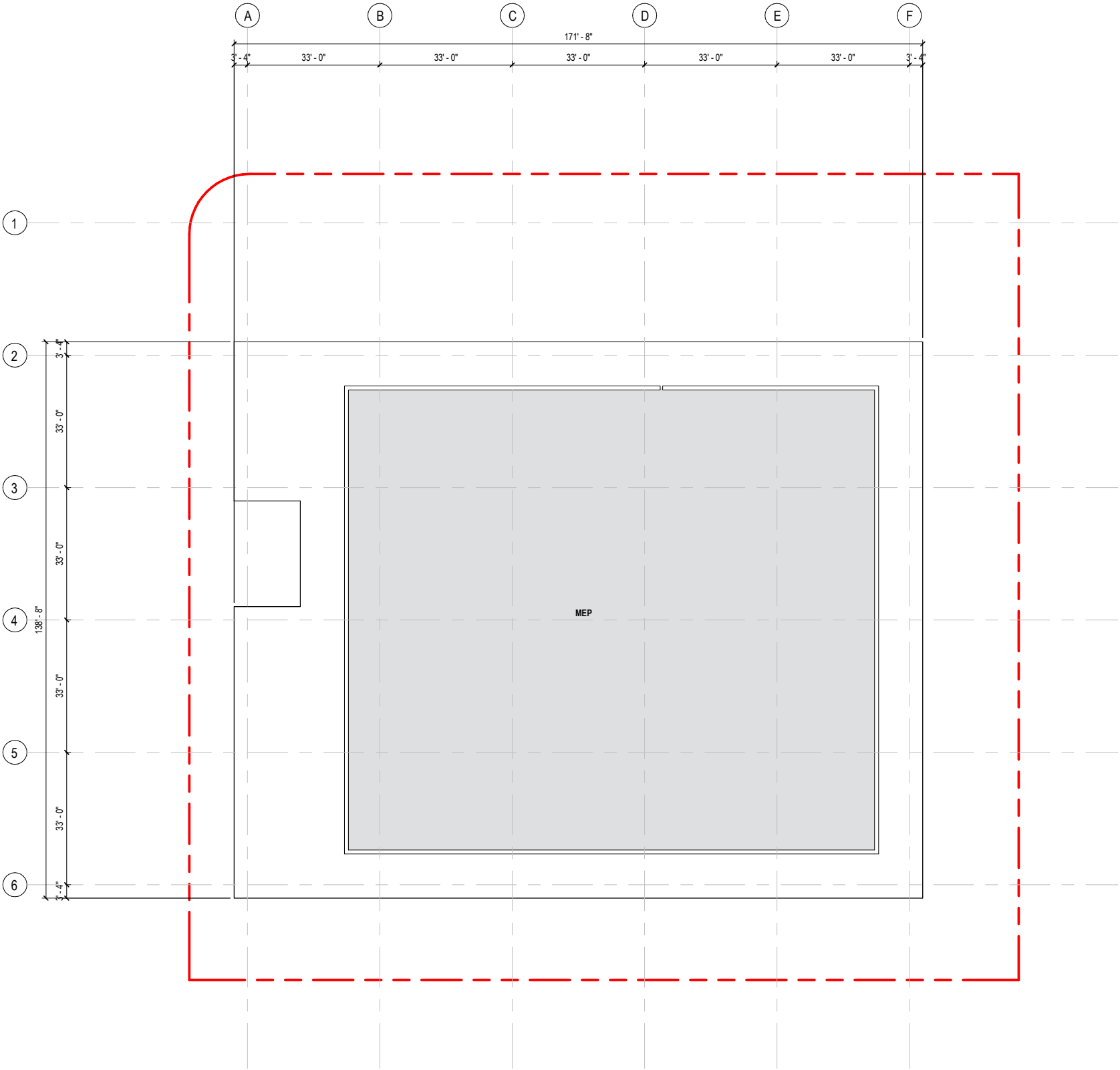
LEVEL 4 PLAN



SCALE:1/32"=1'-0"



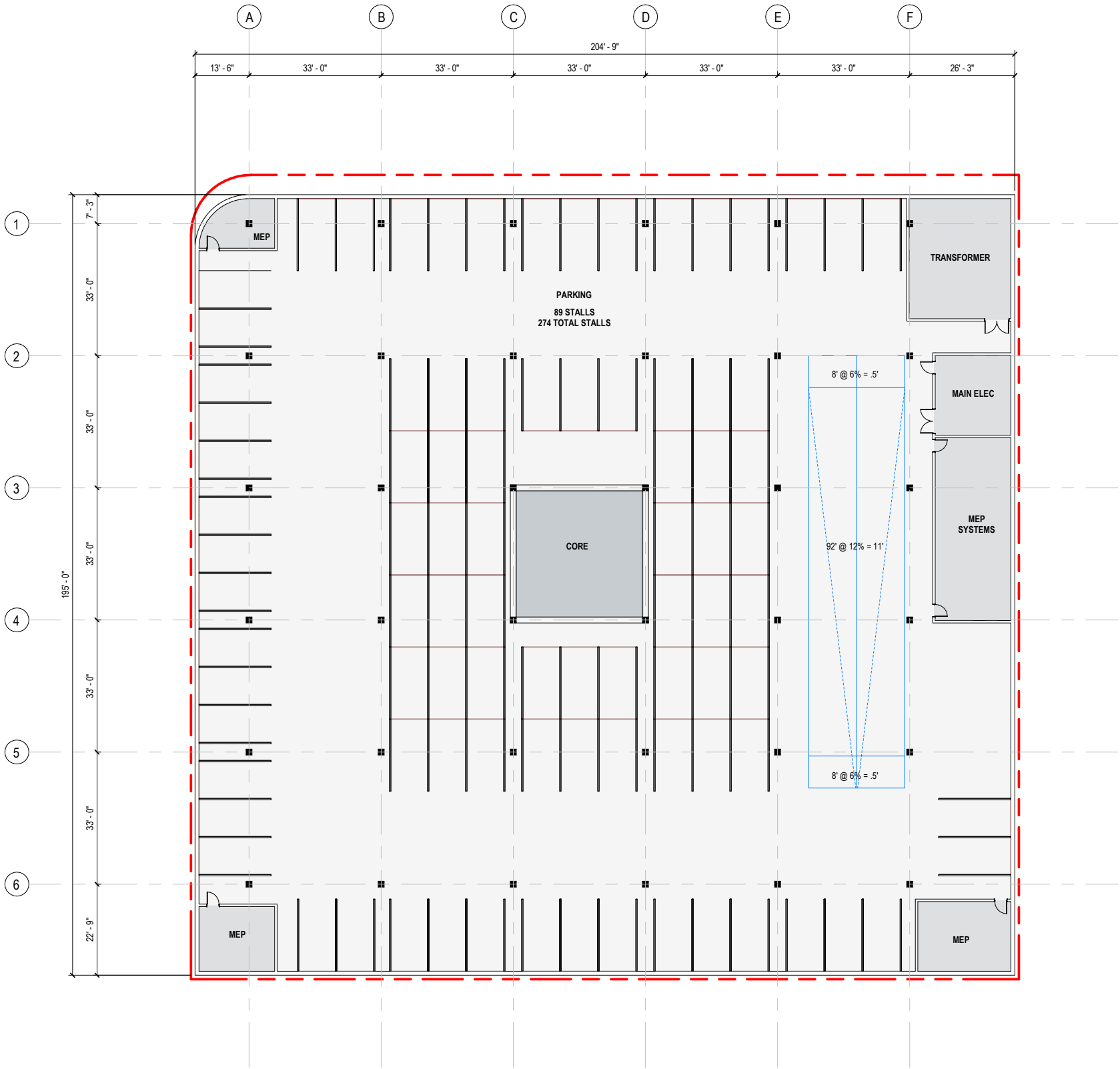
ROOF PLAN



SCALE: 1/32" = 1'-0"



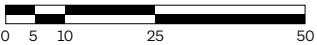
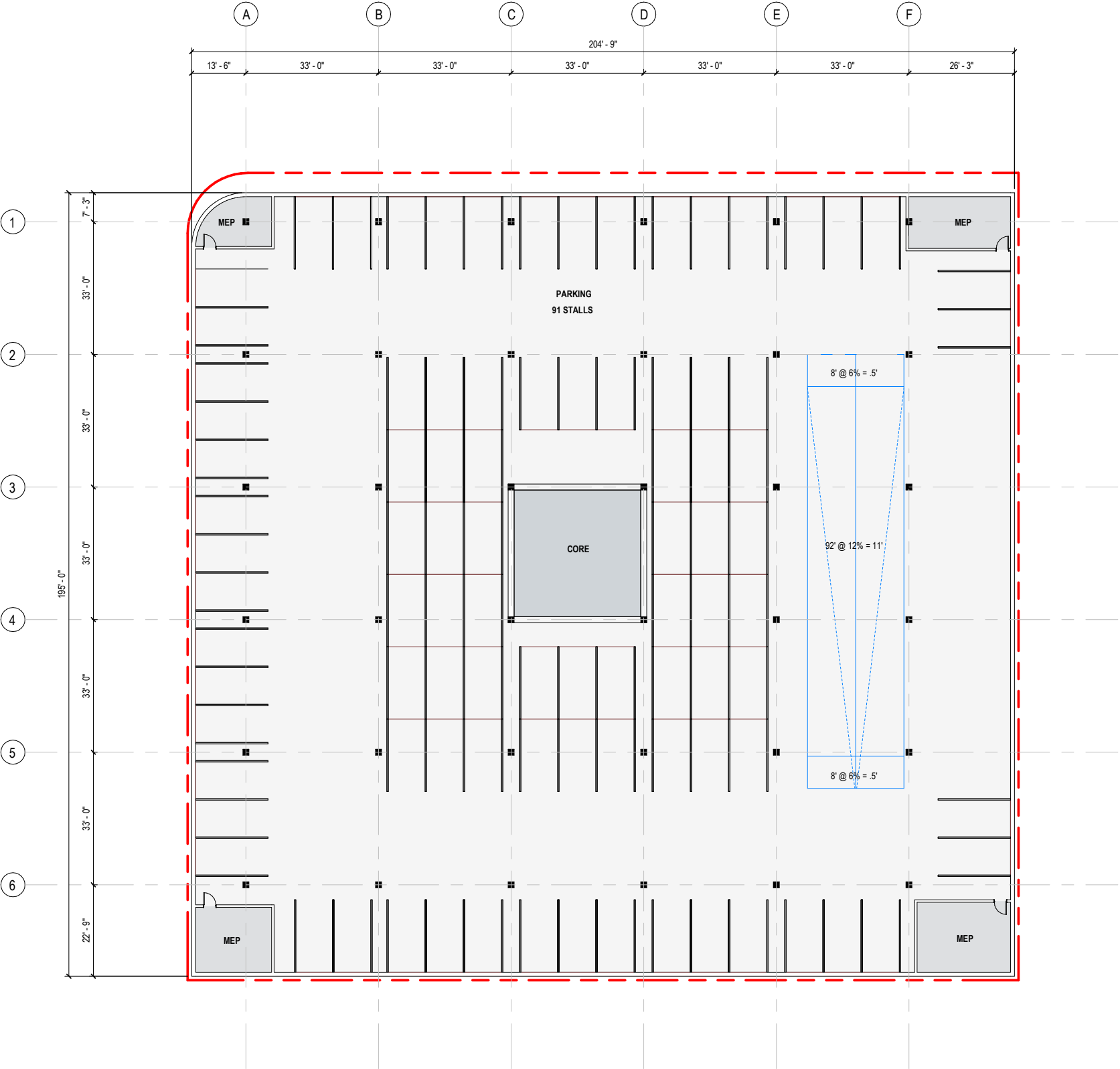
LEVEL B1 PLAN



SCALE: 1/32" = 1'-0"



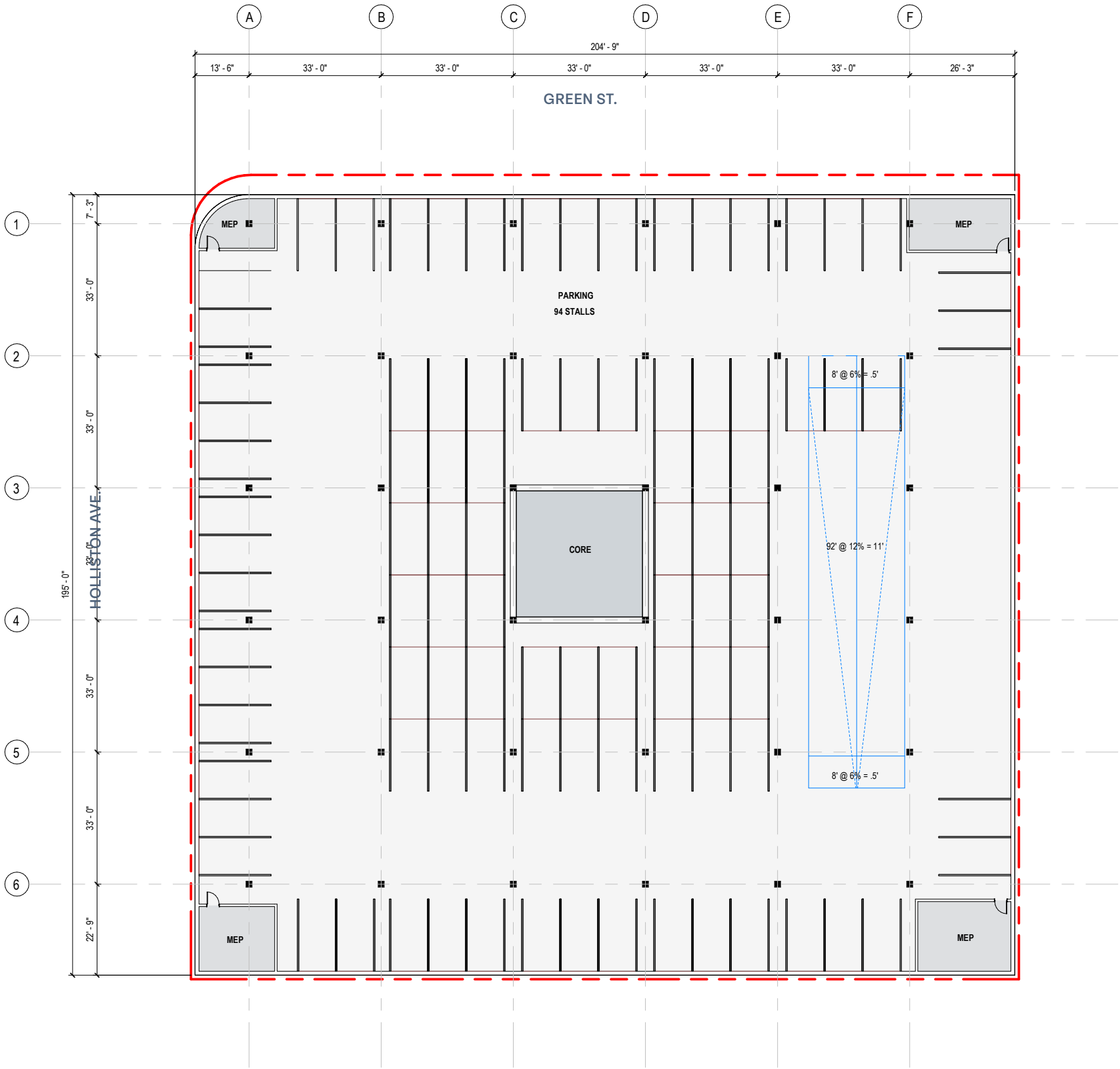
LEVEL B2 PLAN



SCALE: 1/32" = 1'-0"



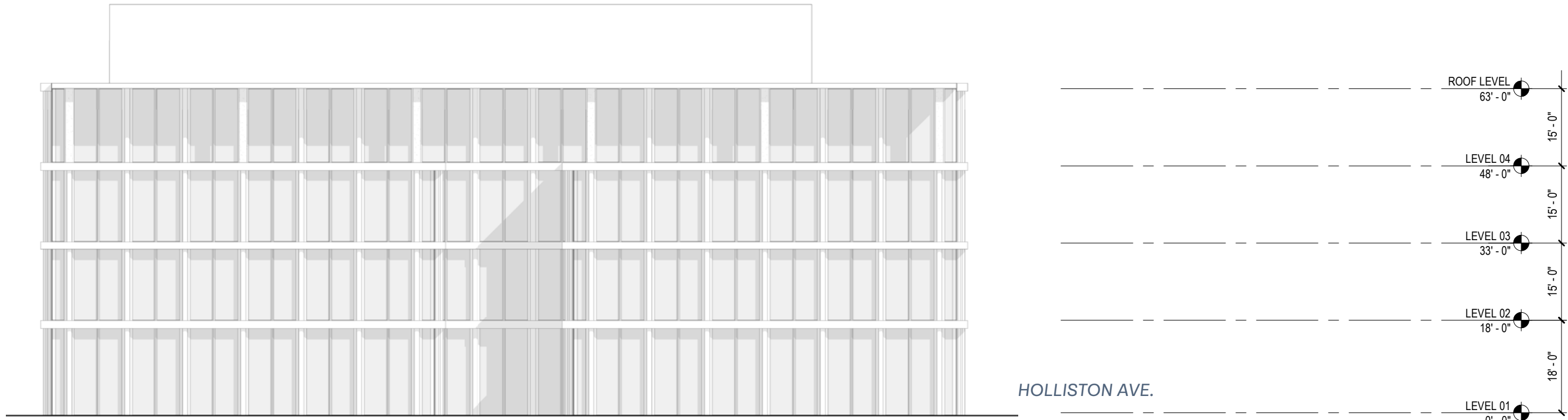
LEVEL B3 PLAN



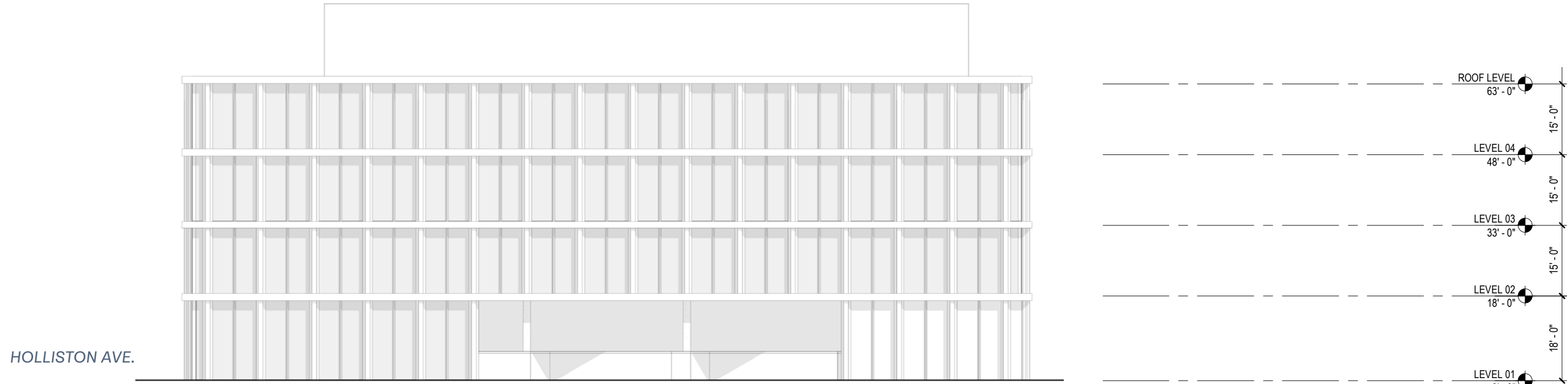
SCALE: 1/32" = 1'-0"



ELEVATIONS



NORTH ELEVATION (GREEN ST.)

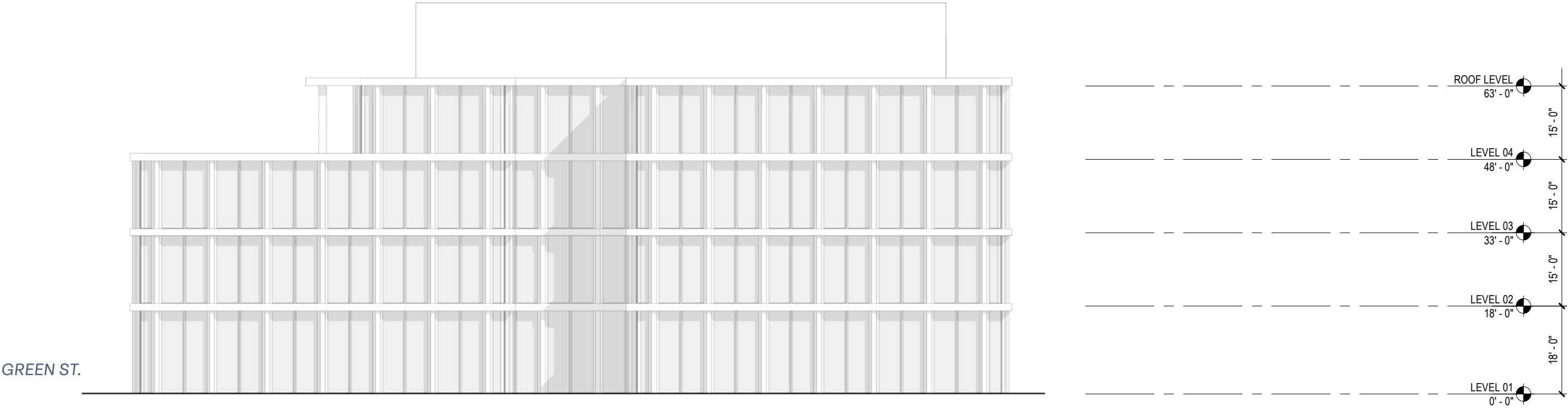


SOUTH ELEVATION

ELEVATIONS

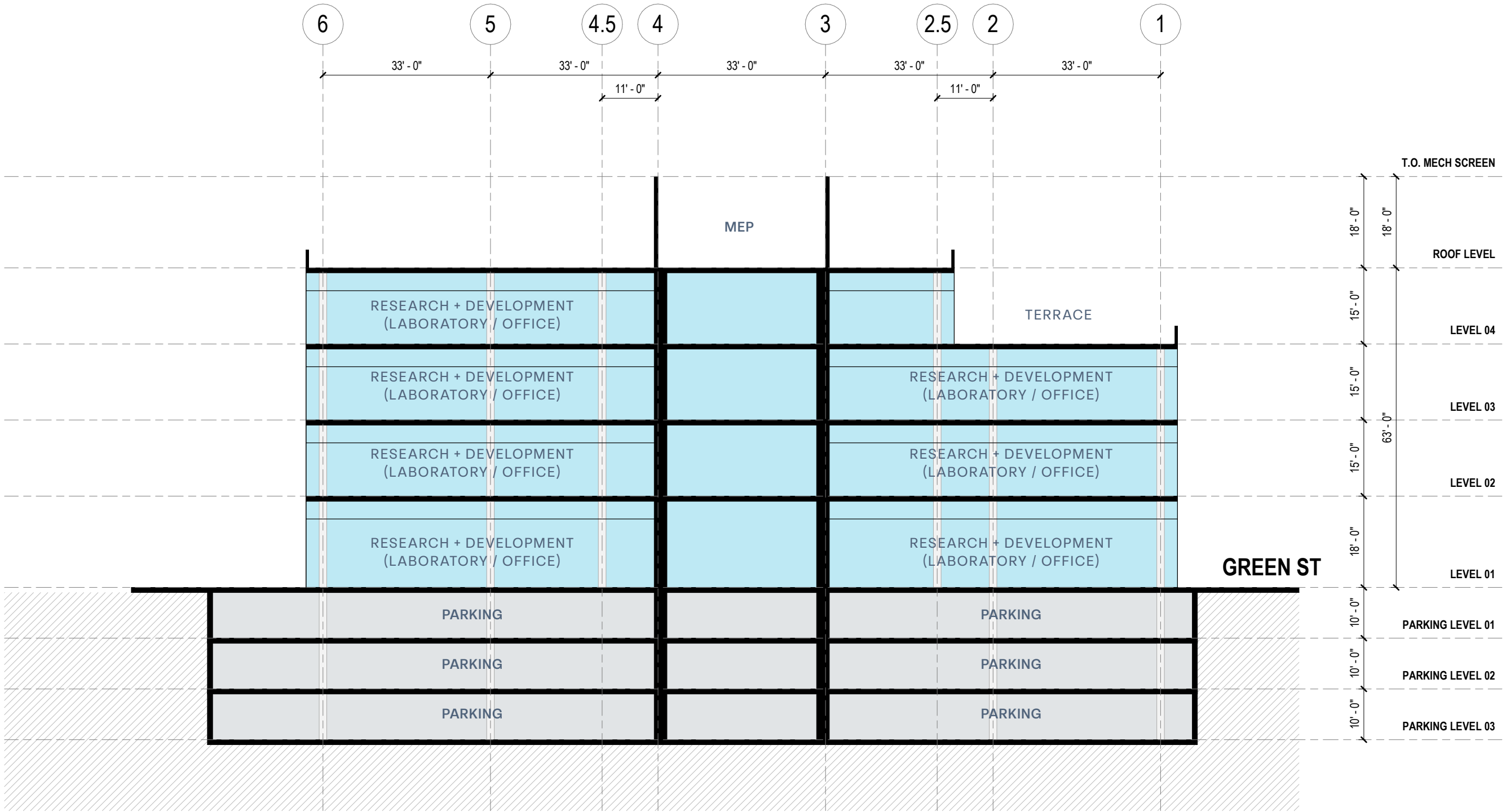


EAST ELEVATION



WEST ELEVATION (HOLLISTON AVE.)

BUILDING SECTION





HOLLISTON AVE / GREEN ST NE PERSPECTIVE

UPDATE IN PROGRESS - Reduce 4th floor for one large Terrace



GREEN ST. NE PERSPECTIVE



SOUTH VIEW FROM CHURCH LOT



NORTHEAST VIEW GREEN AND HILL



1364



West Elevation



Base Facade Language



Solid Panels

1364 GREEN STREET

PRELIMINARY CONSULTATION | MARCH 5, 2025

