



## **253 S. Los Robles** **Proposed New Urban Housing Development**

### RESPONSES TO PRELIMINARY CONSULTATION COMMENTS

1. No directives offered with this comment
2. The design team feels strongly that the ground floor programming is suitable for this location. Pedestrian activity will link the street to the project foyer, passing through the garden. The balance of the ground floor space fronting the garden may be a gym, lounge, we-work, or other amenity. This amenity space faces the garden directly. Water is introduced as a symbolic element through which one passes between the public and private realms, providing also a moving reflection of the landscape as viewed from inside toward the garden. The Courtyard garden is envisioned to have an asymmetrical layering effect, using the hedges as a layering feature. This layering provides a variety of open or intimate spaces within the garden, becoming increasingly private as one nears the building.
3. These porches are intended to function as street entries, not patios. Proximity to the sidewalk makes a more 'furnished' porch problematic.
4. The abstract Screen feature is intended to float above the more transparent ground floor recessed deeply below it. Additional structural elements have been added to visually bring the screen to the ground. Dark-colored rainscreen system adds texture and softness to the background mass behind and left of the screen feature. This finish wraps the SE corner and engages the South building elevation.
5. The courtyard stone patterns respond to the layering effect discussed in item 2, alternating stone and concrete as one passes through each layer between the sidewalk & entry. Additionally, stone cladding has been added to the first floor walls closest to the street.
6. Strong pedestrian linkages, open spaces, and paths are proposed between the project and the developments to the North and West.
7. The design team seeks to privatize and differentiate our primary building entry courtyard from the 245 project to our North. Additionally, the SE exposure of this area maximizes the sun angle for this garden.
8. The units referenced have been deleted.
9. All elevations have been re-worked.
10. The design team feels that the upper balcony and roof at this location responds well to the interior programming which benefits greatly from having these outdoor covered spaces. Additionally, the subject elevation now follows a tripartite design logic.
11. The Cembrit rainscreen system is a high-quality exterior finish material, and the joint pattern should be celebrated. Our intention is to substantially differentiate this building mass from the building base and Southerly mass by using a larger, vertically-oriented system where the Southerly pattern is finer and horizontal.

12. Building Style and contextual responses: The streetscape of this blockface is changing with the introduction of the new 55 unit RM48 to the South, and the adaptive renovation of the high-rise at 245 S Los Robles. The 55 unit proposes a varied, blocky massing in a contemporary architectural style, while the existing 245 building is a singular mass which is proposed to receive subtle façade modifications including introduction of some recesses and balconies to punctuate the otherwise featureless façade.  
With this context in mind, primary design goals include;
  - a. Enhancement of the transition between the 2 developments
  - b. Simple but varied building massing
  - c. Contemporary architecture
  - d. Providing functional and visual streetscape amenities
  - e. Improve the urban forest.
13. Design Logic:
  - a. A substantial primary courtyard space provides an attractive and functional landscape amenity to both the public and residents, as well as a significant urban-scale spatial reference for the project. The proposed development is organized in an enclosing fashion around this space.
  - b. Ground floor 'public' space, deeply recessed from the street, and fronting the primary courtyard is articulated as a void, enabling deep visual penetration into those spaces and visually 'floating' the upper building portions above it.
  - c. Effective urban-scale transition is achieved through Massing and façade articulation which remain simpler than the adjacent southerly development, and more complex than the 245 project to the North.
  - d. Primary facades (East and West) each use the unit balcony massing include as a single central design element, providing visual interest and differentiation from background facades which are less varied.
  - e. Vehicular access is taken from the South, as this is the low portion of the site, and also places the drive at a reasonable distance from the existing drive for 245 S Los Robles.
14. Materials & Finishes: Attractive and durable materials are proposed, including; multi-colored plaster, stone veneer, rainscreen siding, and glass.
15. Pasadena Features: Multiple urban gardens, upper level Loggias and Terraces.
16. Historic Resource Relationship: Not Applicable to this project.
17. Green Measures: The project is required to achieve a minimum Silver level LEED certification