

Memorandum

DATE 8/19/20
NAME Kevin Johnson
COMPANY City of Pasadena Planning & Community Development Department,
Design & Historic Preservation Section
ADDRESS 175 North Garfield Avenue
CITY, STATE, ZIP Pasadena, CA 91101

FROM Naseema Asif

REGARDING Response to the Design Commission Comments dated 8/12/20
For the renovation project at 101 S. Marengo, Pasadena, CA 91101

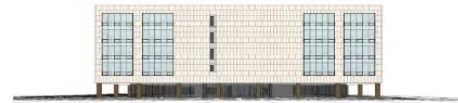
COPY Jeffrey Goldberger, Atlas Capital
Jerry Neuman
Richard Bruckner
Mark Rios, RIOS
Bob Hale, RIOS

We are in receipt of the Notice of Decision dated 8/12/20 regarding the Concept Design Review Project Continuance for the proposed renovation project at 101 Marengo. We appreciate Mr. Johnson's distilling the various comments into a set of specific observations and suggestions. In reviewing those observations and suggestions and comparing them to the 39 alternatives developed since our first meeting, the design team came to the conclusion that much of the work on the original conception of the project was in direct alignment with the Design Commission's thinking. In fact, it is remarkable how our early notes and conceptual comments related to many of the same issues raised by the Design Commission once those issues were distilled by Mr. Johnson. With that in mind, we would like to provide the following as a means of demonstrating the alignment between the Design Commission and our design.

1. Consider further options for the proposed window openings including the following:

- a. Further differentiating the façades from one another based on interior programming and solar exposure / light quality,**

The proposed façade design responds directly to the existing interior conditions, in which the two main cores are located against the north and south exterior walls. Thus, the north and south elevations each feature expanses of solid GFRC as a reference to the original monolithic travertine box. In addition, the North elevation features a narrow slot window to bring light to the lobbies surrounding the existing bank of escalators. The east and west elevations feature fenestration



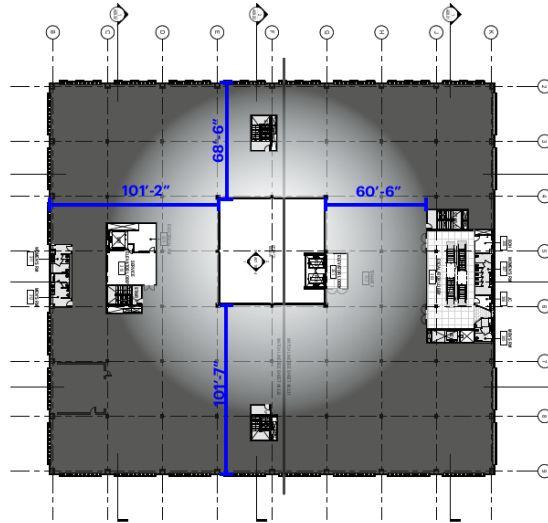
c. Studying additional proportions, numbers and sizes of openings, including horizontal orientations,

We have included two studies showing horizontally oriented fenestration patterns, one of which also reduces the sizes of the openings as well our proposed design as comparison. The reduction in the number of window openings and its general aesthetic in the large formatted windows in the proposed design balances and integrates the request of maintaining the monumentality of the building design while also developing a recognizable proportion of the building in the scale, size and number of openings. The design team believes that this treatment is in line with the Design Commission’s intent to maintain the inspiration of Edward Durrell Stone’s work which tends to work with more vertically oriented fenestration strategies.



d. Retaining the windowless exterior and exploring other means of bringing natural light into the building including light shafts and light shelves, and

Our team analyzed the option to retain the existing windowless travertine facades, while introducing a courtyard at the scale that is structurally feasible. The lighting diagram included that it would be virtually impossible to bring natural light to the perimeter and corners of each floor plate. However, as noted above, maintaining the monolithic windowless areas on the north and south elevations do provide a sense of the building's original character and how that character integrates into the building's updated functionality.



e. Generally reducing the number and sizes of the windows proposed.

The Design Commission's instinct to reduce the number of window openings in order to maintain the intent of the building's monumentality is the essential move that the design team believed was necessary in creating what is viewed as a series of large formatted singular windows that perform in a manner that references the sense of building's original corporate culture ideology. As noted in Section c above, attempting to provide windows in different formats resulted in breaking up the façade into multiple distinct layers and thereby losing that original character. The same would occur by reducing the size of the windows, effectively breaking up the façade into a monolithic element above and a series of disruptive movements in contravention of that monumental character below. By scaling window elements in the manner in which the design provides the original character and sensibility of the building is maintained while the functionality is improved to meet today's more inclusive business culture.

2. Explore removal of physical and/or visual barriers to pedestrian movement and views along Green Street.

Our team went back and reviewed the existing conditions in the field and through the as-builts, and found that the "planter" feature on the NE corner of the site, adjacent to the intersection of Marengo

and Green Street, houses a major exhaust shaft that supports the garage ventilation system. In addition, the interior parking garage layout has parking stalls all along the Green Street perimeter, which need to be maintained per the entitlements. The team is still exploring additional graphic elements that could enhance pedestrian experience along Green Street.

