

## 825 – 849 Lake Ave Design Narrative

- 1) How does the proposed building relate to its site and to its neighbors in terms of setbacks, height, massing, scale, frontage, materiality, open space, landscape, solar orientation, and topography?

The proposed façade renovation maintains the existing building setbacks except for proposed 6" stud wall projections to the existing façade. The added architectural features reduce the Lake Ave setback from 48' – 0 1/2" to 47' - 5" and at its highest point at the tower, it increases the building height by 7' – 0". These features and materials such as smooth plaster, tile, aluminum plaster reveal, and metal canopies are consistent with the contemporary commercial neighbor such as 799 N. Lake Ave. Architectural features such as the parapet height changes, depth of projections, and tower height are also consistent with 799 and 820 N. Lake Ave. neighbors. This project intends to relate to its more contemporary neighbors.

- 2) If the proposed building is immediately adjacent to a lower-density zone, what measures have been employed to ensure that the proposed building is appropriate to, and not a visual nuisance to, existing, smaller scale buildings in the lower-density zone?

The project is immediately adjacent to a single-family residential zone and only the north elevation is visible from the residential street Merrett Dr. The highest point of the project is placed at the center of the property which is not visible from the residents. Only a small portion of the north elevation that is closer to Lake Ave. proposes a 3'-7" height increase to the existing parapet height.

- 3) What style has been chosen for the proposed building and why?

The chosen style is contemporary commercial to better relate to the more contemporary buildings in the neighborhood.

- 4) What is the design concept or architectural logic of the design presented?

The architectural logic for this project is typical contemporary commercial shopping center façade renovation and tenant improvement.

- 5) What materials and finishes are proposed and how will they be they be employed to express the permanence of the building and to reinforce the design concept?

The proposed materials are sand finish plaster, smooth plaster, aluminum reveal, porcelain tile, painted corrugated metal panels, painted metal canopies and aluminum storefront windows. These materials are durable, and they reinforce the commercial shopping center concept.

- 6) What makes the proposed building particular to Pasadena? How does it contribute and respond to Pasadena's architectural legacy and climate?

The proposed project's architectural features are prominent on the new commercial and mixed-use buildings on Colorado Blvd.

- 7) If the proposed building is adjacent to a designated or eligible historic resource, what measures have been employed to ensure that the proposed building responds to, or enhances, the historic resource?

The proposed project is not adjacent to a historic resource.

A response to the following question is not required as part of this checklist. It is provided for your information. Applicants will be requested to provide a response later, as part of the Concept Design Review Application.

- 8) What green building measures, including passive environmental control strategies and/or active environmental control systems, does the building incorporate into its design?