

## CITATION

Center for Environmental Structure  
Daniel Solomon & Associates  
Phoebe Wall & Associates

**Project:** Design Ordinance for Multi-Family Housing, Pasadena, California.  
**Site:** RM-16, -32, and -48 zones.  
**Program:** Develop ordinance for multifamily housing.  
**Solution:** The draft ordinance identifies the garden as the most important element of traditional high-density housing in Pasadena and seeks to give the garden equal status with parking and unit layouts in project design and review. It does so by setting standards for the size, configuration, and public visibility of gardens, the location and design of parking and driveways, and the organization of buildings. The plan also requires that all projects include at least two of four architectural elements: upper floor loggias, roofed balconies, exterior stairs, and tile fountains. The plan eliminates the "six pack," a common arrangement of partywall townhouses turned perpendicular to the street, but maintains densities and parking ratios consistent with contemporary multifamily housing. To accomplish that, some setbacks and the direct proximity of car to unit are traded for courtyards and side gardens. The draft ordinance was accepted by the task force that commissioned it in April 1988 and has been forwarded to the Planning Commission for adoption into law. It is to be enforced by means of four permit applications designed to provide space for drawings and a check list of standards.



SKETCH OF PARKING AND DRIVEWAY STANDARDS

**Jury Comments**

**Logan:** This is basically a zoning ordinance, but it has an idea about it, which is that Pasadena must return to what made it good—the garden. They start with the idea that there shall be a garden in every multifamily complex, and then they set rules about how you achieve that.

**Cooper:** The process of how you do it and how it's enforced, which they've simplified, shows a clarity of thinking.

**Logan:** They've even designed the application forms, and of all guidelines forms these are the most comprehensive.

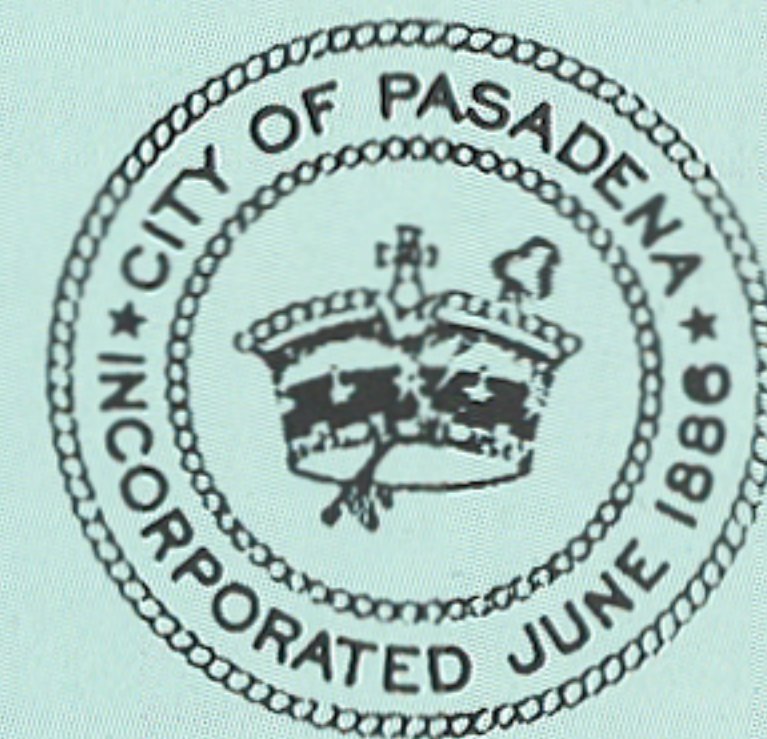
**Cooper:** The little vignettes tell you what values they deem appropriate, without getting into

specific style or directing you how to design. It's a document that would be fun to work with.

**Logan:** It gives the architect some leverage over his client.

**Cooper:** Most guidelines do that. But I think even developers would see that by following this they're going to end up with a product that is building up the whole quality of the town. It's something that's going to prompt very fine design solutions. It's quite realistic, and it comes out of that place. You couldn't use these guidelines in other cities. We've seen a lot of rules written but in this case they are driven by visual perception, which is terribly important.

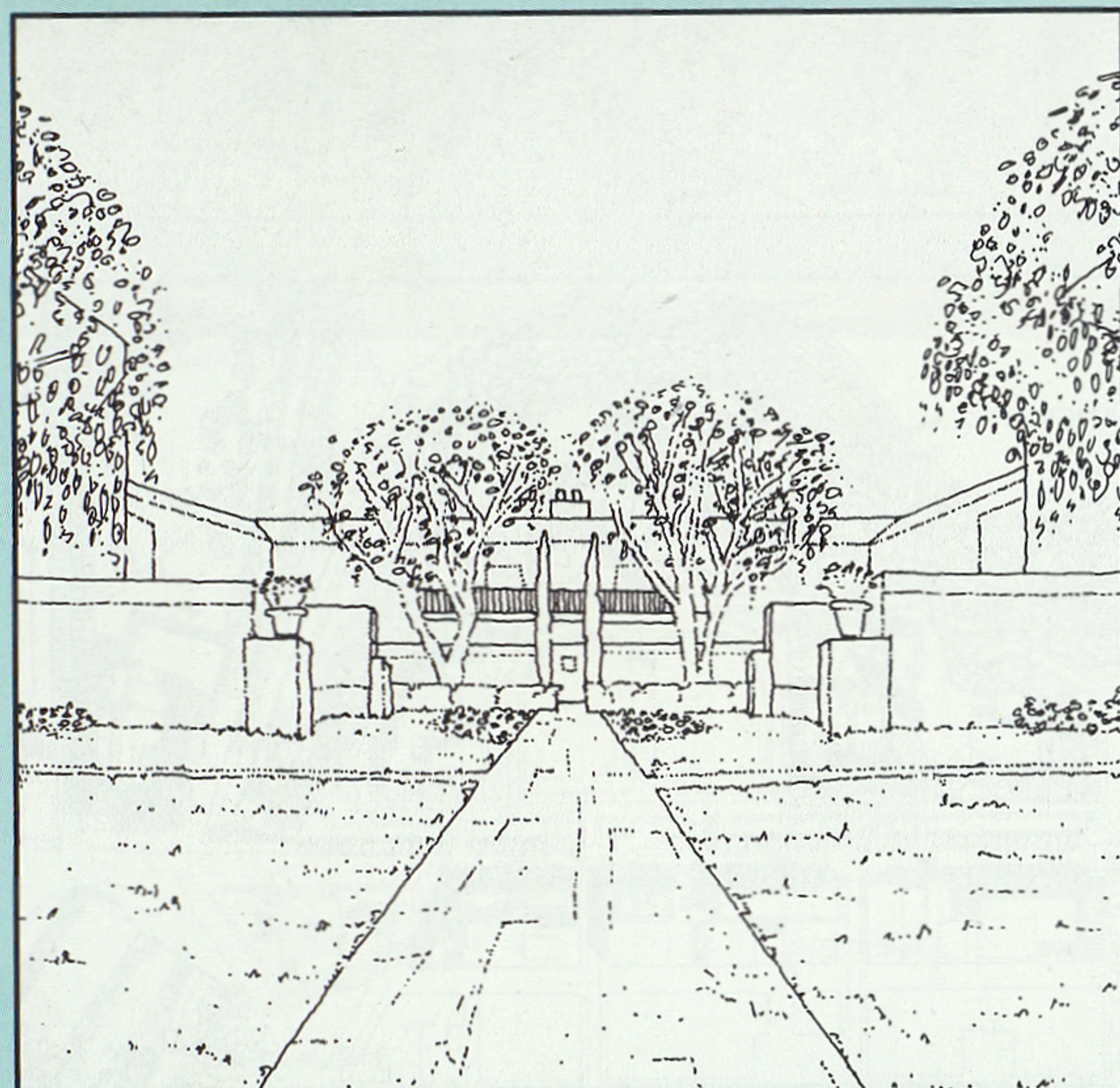




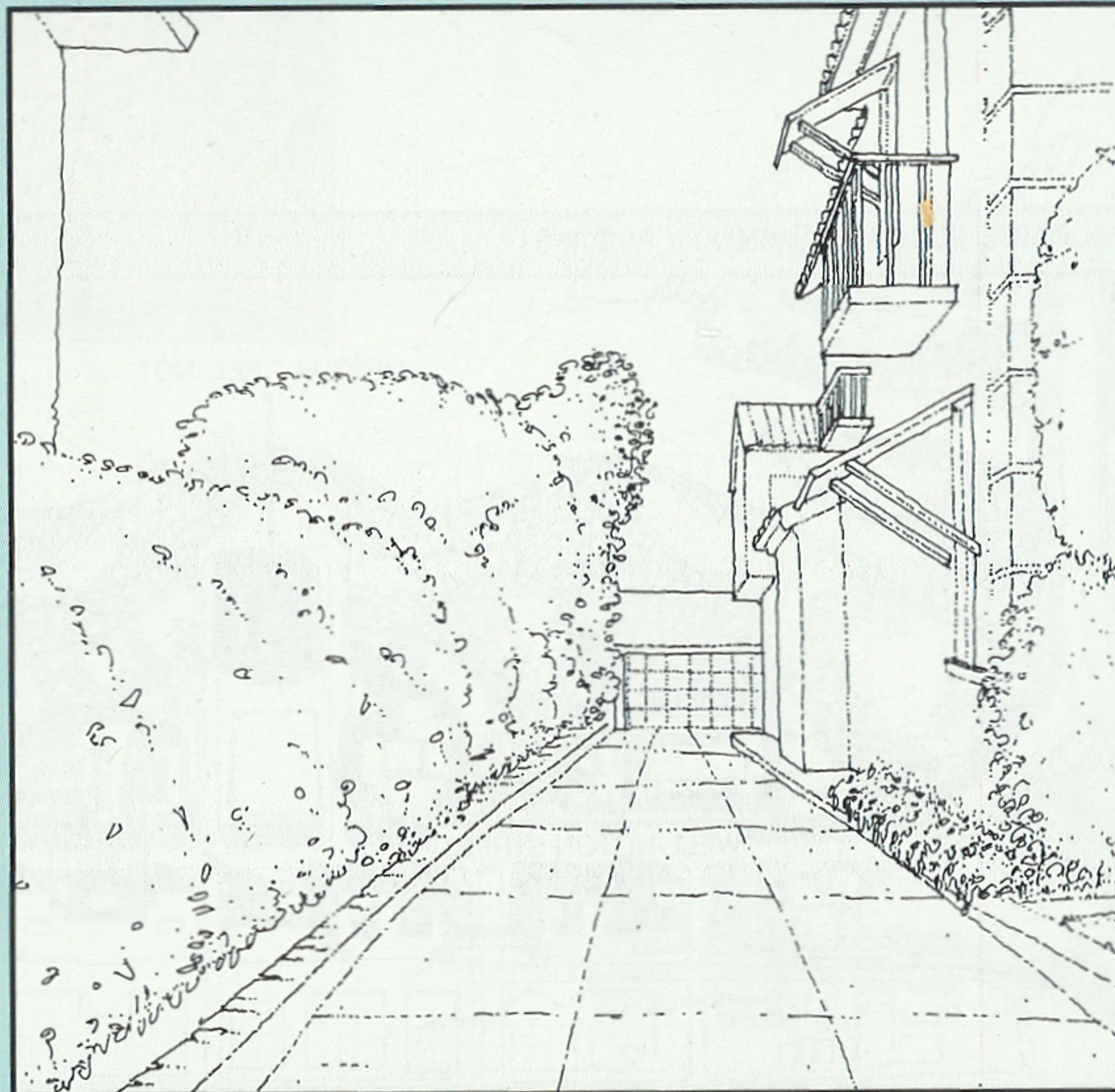
DESIRED ELEMENTS: TILE FOUNTAINS



ROOFED BALCONIES



GARDENS

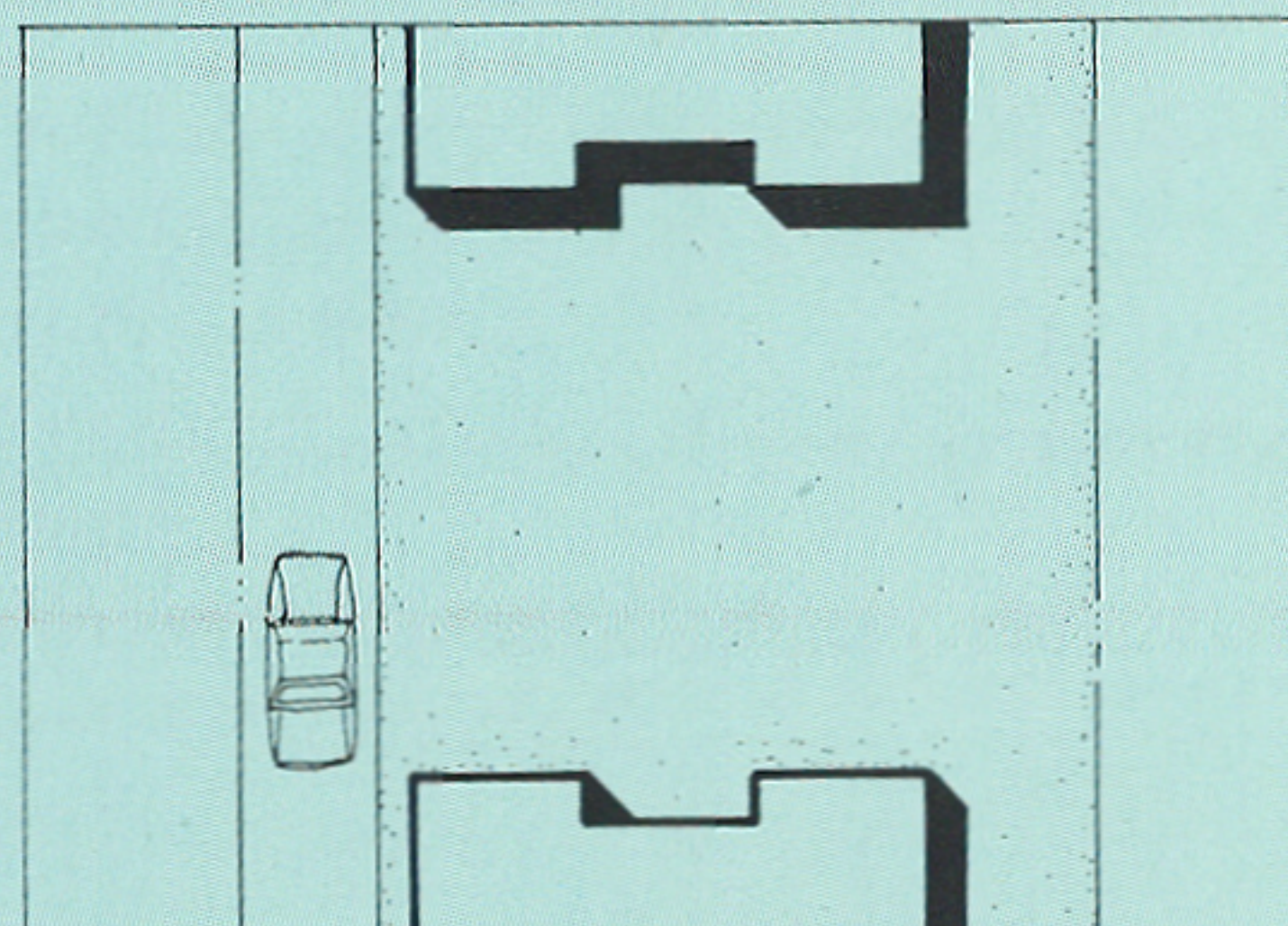


BAY WINDOWS AND BALCONIES

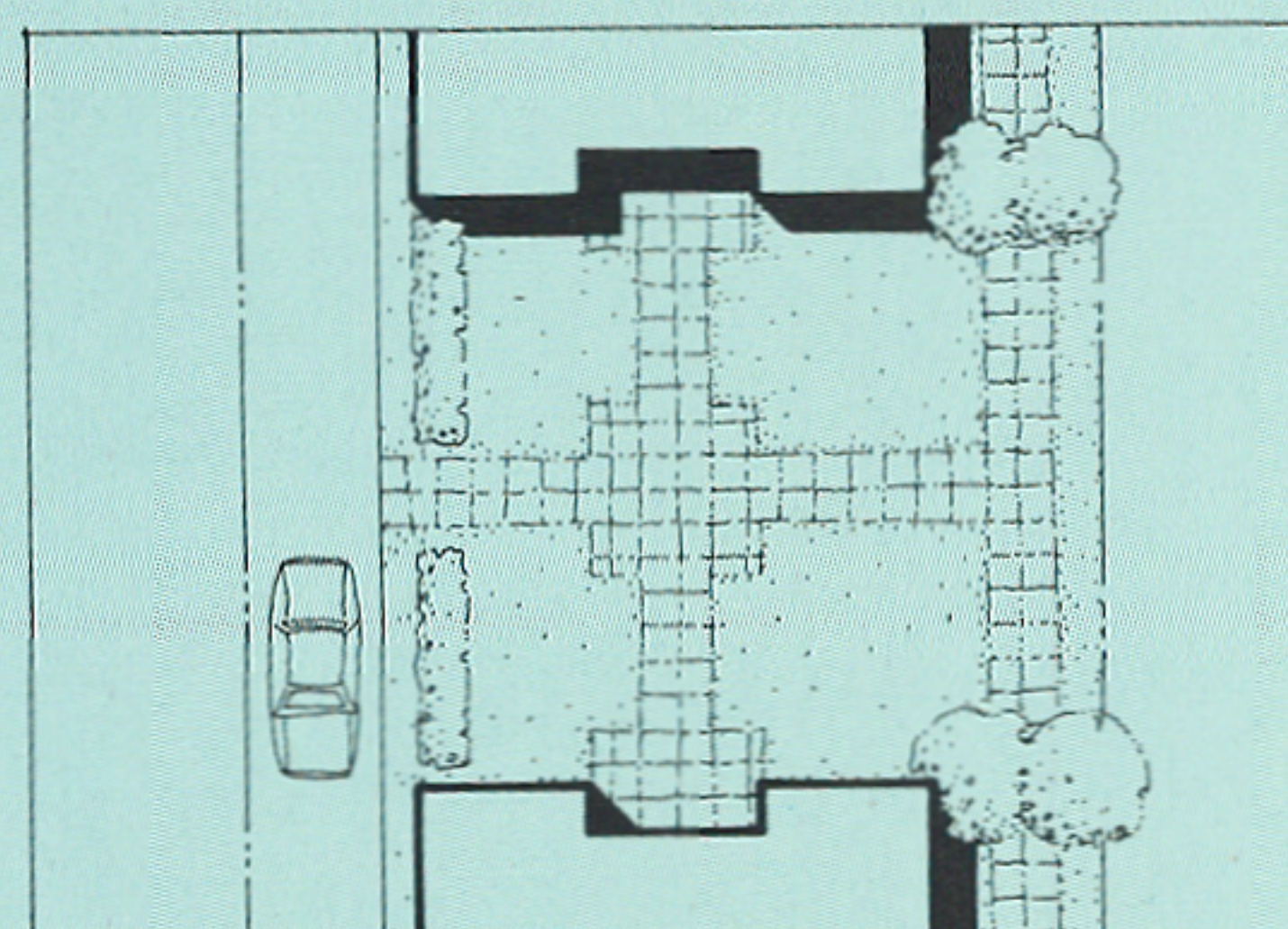
**Architects:** Center for Environmental Structure, Berkeley (Christopher Alexander, principal; Artimis An-ninou, Friso Broeksma); Daniel Solomon & Associates, San Francisco (Daniel Solomon, principal; Kathryn Clarke, Susan Haviland, senior associates); Phoebe Wall & Associates, Pasadena (Phoebe Wall, principal).

**Renderer:** Kathryn Clarke.

**Client:** Pasadena Multi-family Housing Task Force.



EXISTING ENCLOSURE: BUILDING WALLS



PROPOSED ENCLOSURE: LANDSCAPE

**SITE PLAN AND DESIGN APPROVAL  
SHEET 4: LANDSCAPE PLAN  
TO BE SUBMITTED WHEN APPLYING  
FOR BUILDING PERMIT**

**PROJECT SPONSOR**

Name:  
Address:  
Telephone:

**ARCHITECT OR LANDSCAPE ARCHITECT**

(Indicate)  
Name:  
Address:  
Telephone:

I certify that the information on this drawing is true and correct.

Signature of Architect or Landscape Architect  
License Number:  
Date:

**REQUIRED DRAWINGS ON THIS SHEET**

1. Landscape Plan at 1/16" = 1'-0"  
Show all planted and paved areas in the project.  
Include outlines of adjacent gardens and footprints of adjacent buildings for a distance of at least 60 feet from side property lines.

**GENERAL**

Fill in the information requested below:

Date of application:

Site address:

Density Zone:

Site dimensions in feet:

Site area:

Type of parking provided:

1. Surface Parking or Parking with Dwelling Over
2. Podium Parking
3. Fully Subterranean Parking
4. Partially Subterranean Parking

Main Garden required, in square feet:

Front Setback required, in feet:

Total Garden Space required, in square feet:

Main Garden provided, in square feet:

Front Yard provided, in square feet:

Additional open space, in square feet:

Total Garden Space provided, in square feet:

Planted area of Main Garden, in square feet:

**PLANTING AND PAVING STANDARDS**

Check that the following information is clearly indicated on the accompanying drawing:

- Site boundary
- Main Garden Rectangle
- Front Yard
- Additional open space
- Location of parking
- Existing site elevation at sidewalk (center of frontage)
- Elevation of finished grade at Main Garden
- Front Setback, in feet
- New and existing street trees
- All encroachments
- Tree wells and planters
- Walls and fences
- Other architectural and landscape items
- Plant materials
- Paving materials
- Irrigation and Drainage
- Site lighting



# Progressive Architecture

J A N U A R Y 1 9 8 9

36TH ANNUAL P/A AWARDS

