

Lyon West Gateway- Stage III Review

July 2, 2007

I. Project Description/Features:

- West Gateway is a podium style multifamily/ retail mixed use within the Long Beach redevelopment area
- The project area is bounded by 3rd Street to the north, Chestnut to the east, Broadway to the south and Magnolia to the west
- Project Area is 3.54 net acres
- The podium structure has Retail uses at the ground floor perimeters along Magnolia and Broadway, with townhouses wrapping around the Chestnut and 3rd Street perimeters
- 291 apartment units (26 will be designated as “Low Income” units)
- 15,580sf of retail space (along Broadway and portions of Magnolia)
- 2-story leasing office (along Broadway)
- 2-level parking structure
- Amenities will include a business center, fitness room, yoga/ open area, movie theater, club room, pool / spa and barbeque areas

II. Target Schedule:

- Construction Start: January 2008
- Leasing Office Opening: Summer 2009

III. April 16th Study Session Comments:

- Magnolia Elevation- Decorative Grill along Pedestrian Level for Parking Ventilation
- White Stucco
- Metal Cladding



END USES

Intended for industrial and architectural use when maximum protection is required. Ideal for projects for government, commercial, industrial, and US Corp of Engineer projects such as power plants, chlorine rooms and sewage treatment facilities.



Flurothane® IV coatings are formulated to protect and enhance your building project in extremely harsh environments such as those found in seacoast and industrial locales.

Projects located in these hostile environments need the added protection against salt spray and chemical corrosion that Flurothane IV delivers. This system provides excellent flexibility, maximum abrasion and chemical resistance, and barrier corrosion protection.

A recipient of the prestigious R&D Award for one of the most outstanding technical achievements in the world in 1989, Flurothane IV combines two of the most effective coating technologies known to the coil coatings industry, urethane and

the fluoropolymer chemistry of Kynar 500® or Hylar 5000® resin.

Flurothane IV coatings have proven effective against ultraviolet rays, corrosion, humidity, acid rain, and a wide range of chemicals and other pollutants. Flurothane IV resists chalking, fading, chipping, cracking, and dirt. It has excellent gloss retention.

The Flurothane IV film system is thicker than Flurothane II and can applied to properly pretreated HDG steel, aluminum-zinc alloys and aluminum. It is available in a wide variety of standard and custom color hues as well as ENERGY STAR® and LEED® compliant formulations.

TO SPECIFY, WRITE: Factory applied, baked-on 70% Kynar 500 or Hylar 5000 PVDF fluoropolymer resin based Flurothane IV paint coating as manufactured by Valspar.

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