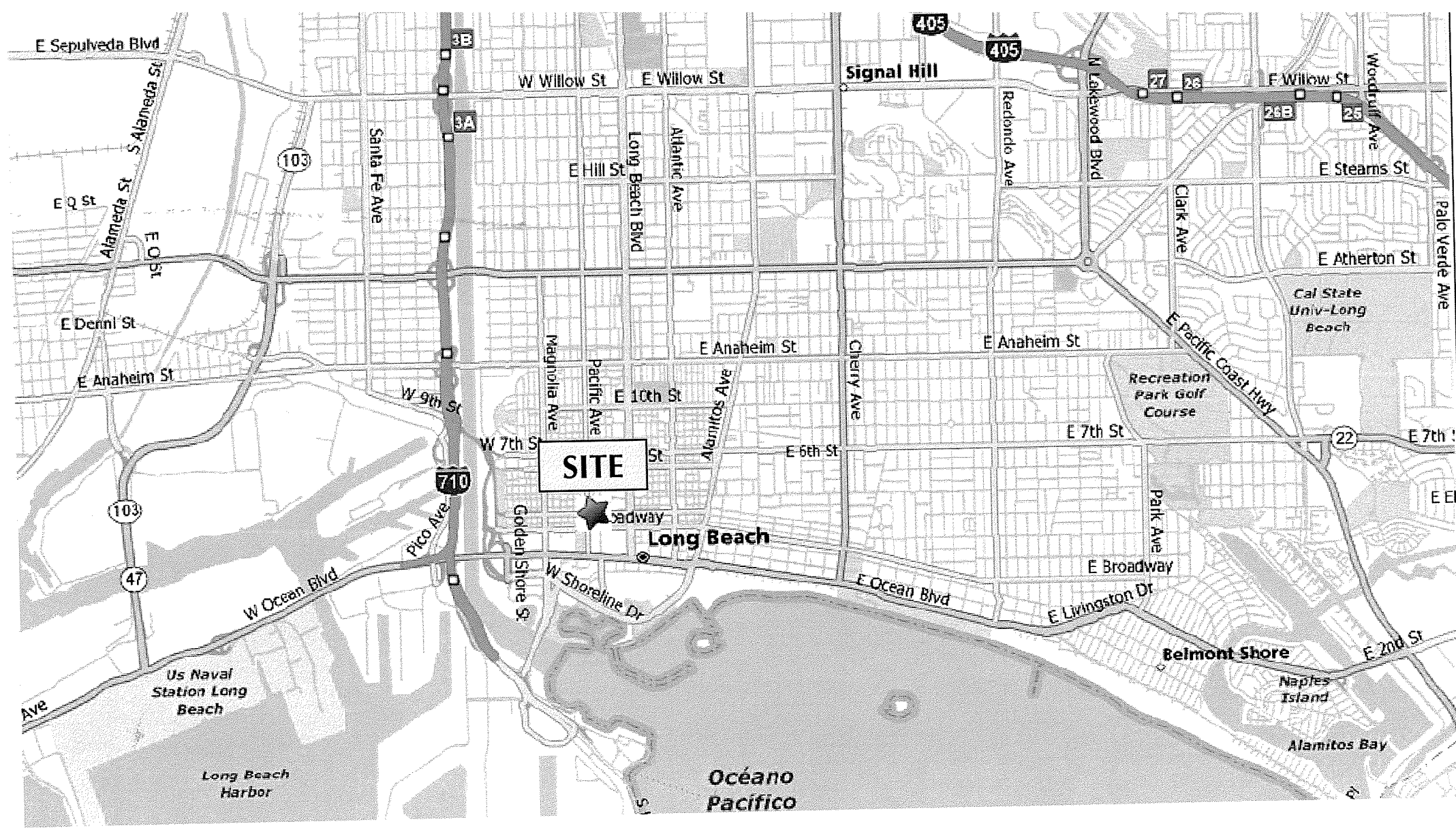


PINE PACIFIC BLOCK

PINE PACIFIC LAND, LLC



ANKROM MOISAN ASSOCIATED ARCHITECTS | WILLIAMS, DAME & ATKINS DEVELOPMENT | MOUNT AUBURN PARTNERS



PINE PACIFIC BLOCK

PINE PACIFIC LAND, LLC

LONG BEACH MAP

AMAA | WDA | MAP



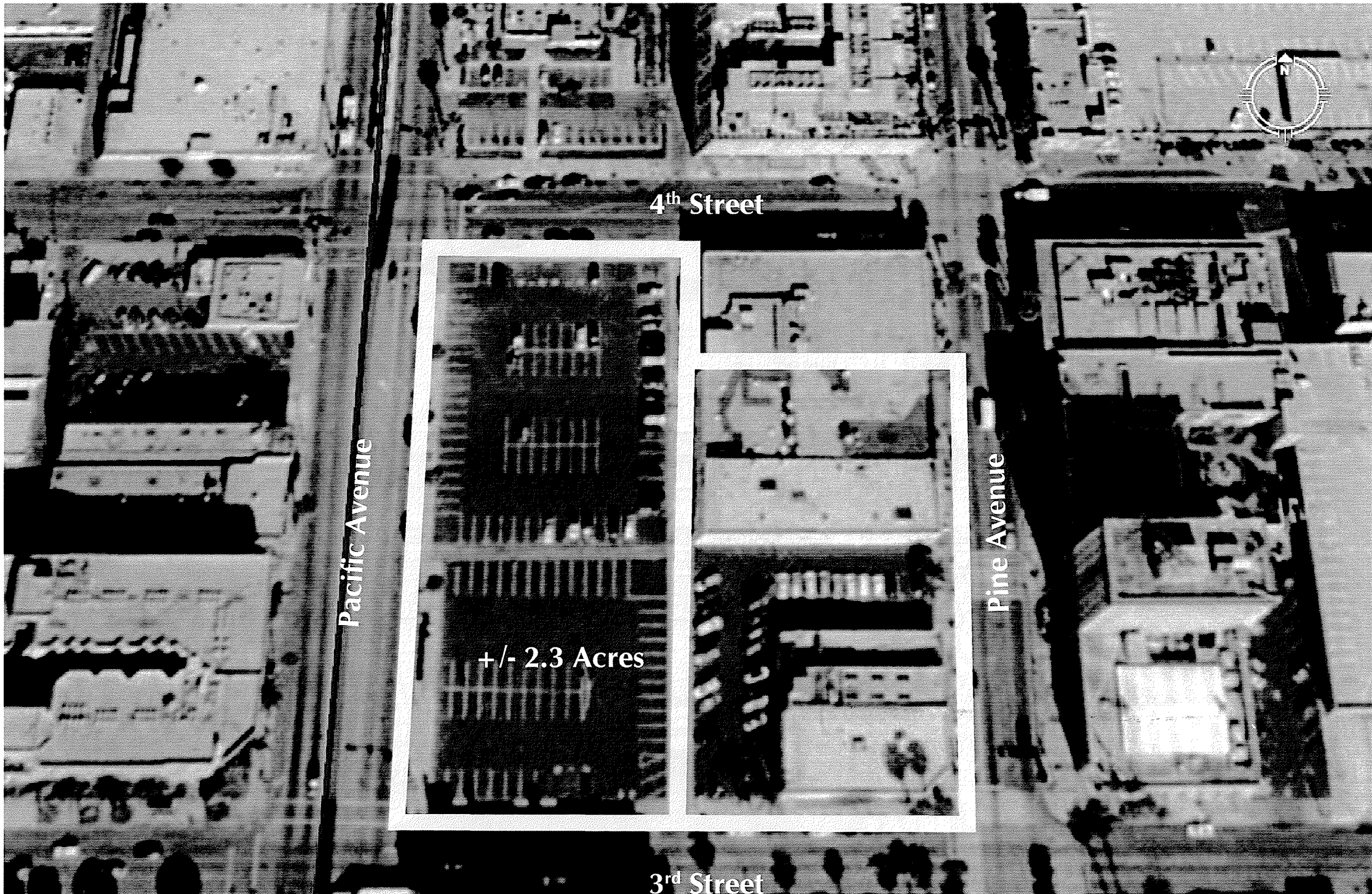
4th Street

Pacific Avenue

Pine Avenue

+/- 2.3 Acres

3rd Street



Pine Av



VIEW PINE AVENUE LOOKING SOUTH



VIEW PINE AVENUE LOOKING NORTH

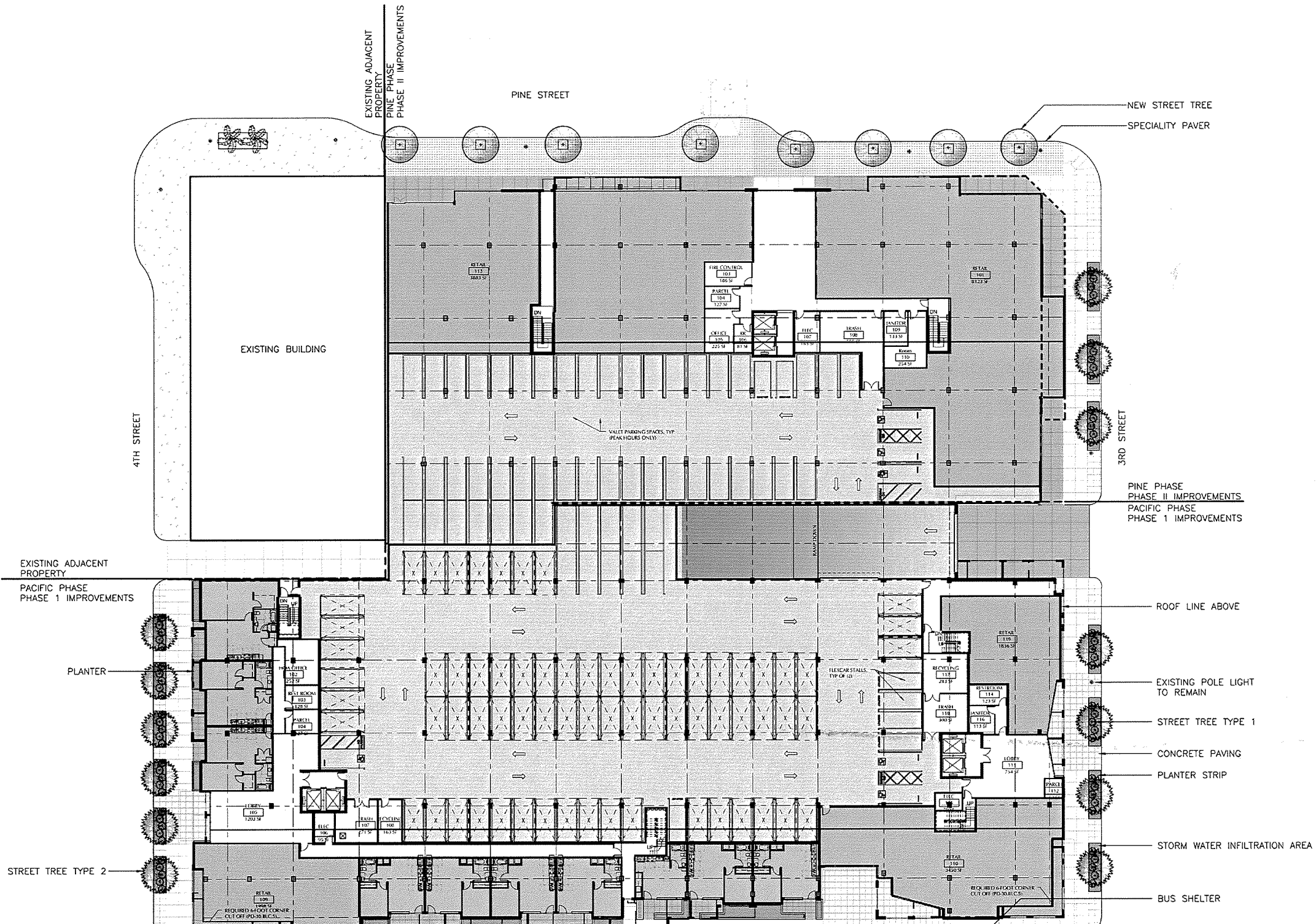


Design Criteria

- Create an urban oasis in the heart of Downtown
- Use sustainable design principles
- Build with modern and high-quality materials
- Promote strong sense of community identity
- Complement adjacent uses
- Extend Downtown corridor along Pine Avenue
- Enhance pedestrian experience by activating street with retail, residential, and public spaces

Project Highlights

- Modern For-Sale Residences (361 total units)
 - 175 homes in Phase 1
 - 6 Studios
 - 79 One-Bedrooms
 - 90 Two-Bedrooms
 - 186 homes in Phase 2
 - 10 Studios
 - 90 One-Bedrooms
 - 80 Two-Bedrooms
- Neighborhood-Serving Retail & Open Patio Space
- Environmentally-Conscious Building (pursuing LEED Certification)
- Walking Distance to Shops, Dining, Entertainment and Cultural Venues
- Public Transit-Oriented Community
- State-of-the-Art Parking Lifts for Additional Needs



EXISTING ADJACENT PROPERTY
 PINE PHASE PHASE II IMPROVEMENTS

PINE STREET

NEW STREET TREE
 SPECIALITY PAVER

4TH STREET

EXISTING BUILDING

VALET PARKING SPACES, TYP (BEAR HOLES ONLY)

3RD STREET

PINE PHASE PHASE II IMPROVEMENTS
 PACIFIC PHASE PHASE 1 IMPROVEMENTS

EXISTING ADJACENT PROPERTY
 PACIFIC PHASE PHASE 1 IMPROVEMENTS

ROOF LINE ABOVE

PLANTER

EXISTING POLE LIGHT TO REMAIN

STREET TREE TYPE 1

CONCRETE PAVING

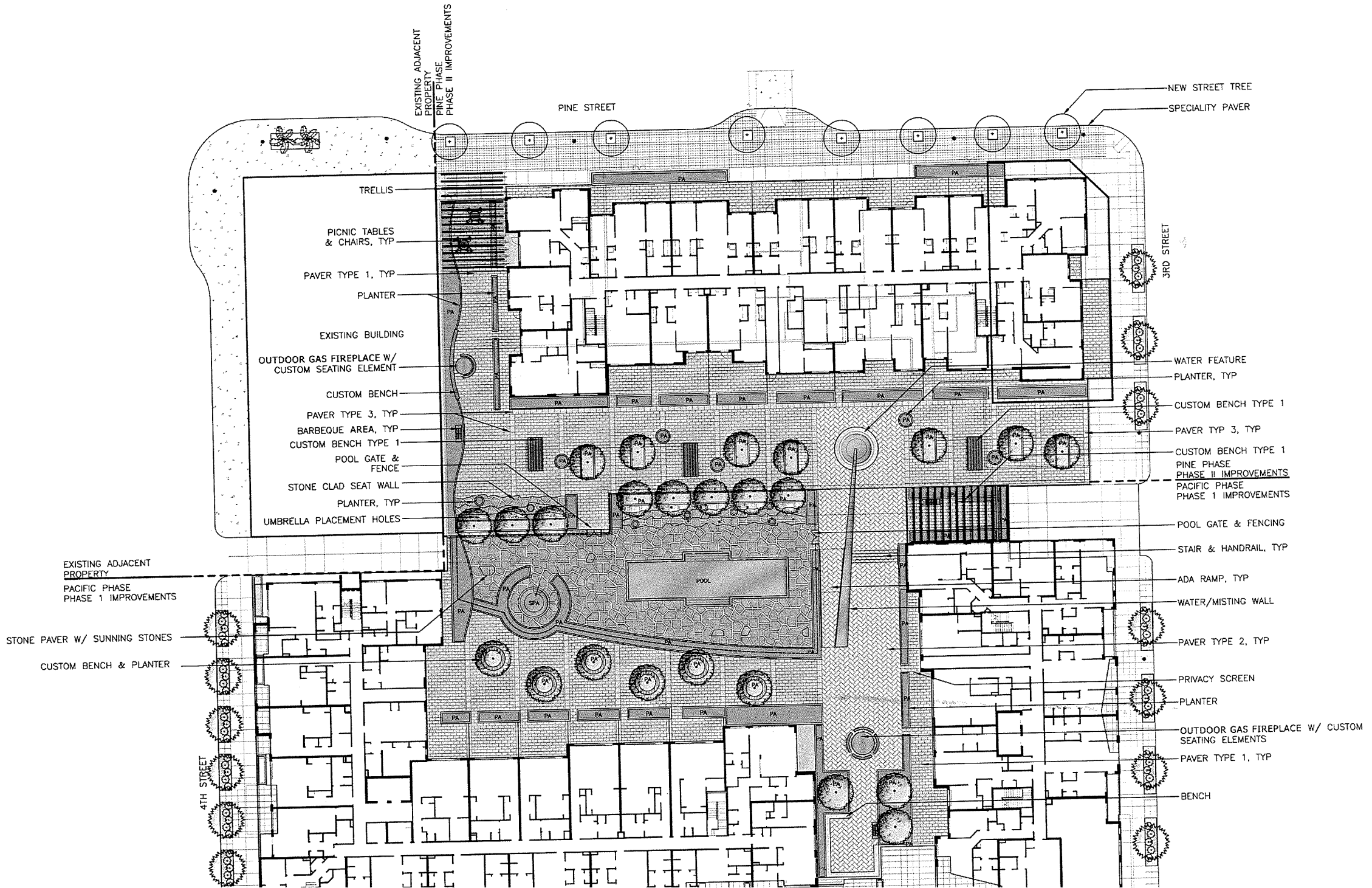
PLANTER STRIP

STORM WATER INFILTRATION AREA

STREET TREE TYPE 2

BUS SHELTER

REQUIRED 6' FOOT CORNER CUT OFF @ 90° BULBS



EXISTING ADJACENT PROPERTY
PINE PHASE II IMPROVEMENTS

PINE STREET

NEW STREET TREE
SPECIALITY PAVER

TRELLIS
PICNIC TABLES & CHAIRS, TYP
PAVER TYPE 1, TYP
PLANTER
EXISTING BUILDING
OUTDOOR GAS FIREPLACE W/
CUSTOM SEATING ELEMENT
CUSTOM BENCH
PAVER TYPE 3, TYP
BARBEQUE AREA, TYP
CUSTOM BENCH TYPE 1
POOL GATE & FENCE
STONE CLAD SEAT WALL
PLANTER, TYP
UMBRELLA PLACEMENT HOLES

3RD STREET

WATER FEATURE
PLANTER, TYP
CUSTOM BENCH TYPE 1
PAVER TYP 3, TYP
CUSTOM BENCH TYPE 1
PINE PHASE II IMPROVEMENTS
PACIFIC PHASE I IMPROVEMENTS

EXISTING ADJACENT PROPERTY
PACIFIC PHASE I IMPROVEMENTS

STONE PAVER W/ SUNNING STONES
CUSTOM BENCH & PLANTER

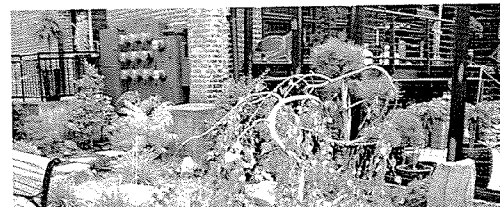
4TH STREET

POOL GATE & FENCING
STAIR & HANDRAIL, TYP
ADA RAMP, TYP
WATER/MISTING WALL
PAVER TYPE 2, TYP
PRIVACY SCREEN
PLANTER
OUTDOOR GAS FIREPLACE W/
CUSTOM SEATING ELEMENTS
PAVER TYPE 1, TYP
BENCH





PACIFIC PHASE AT MID-BLOCK PACIFIC AVENUE LOOKING SOUTH





PACIFIC PHASE AT MID-BLOCK PACIFIC AVENUE LOOKING NORTH AT THE PLAZA

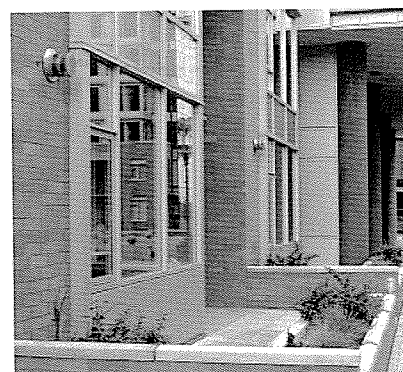
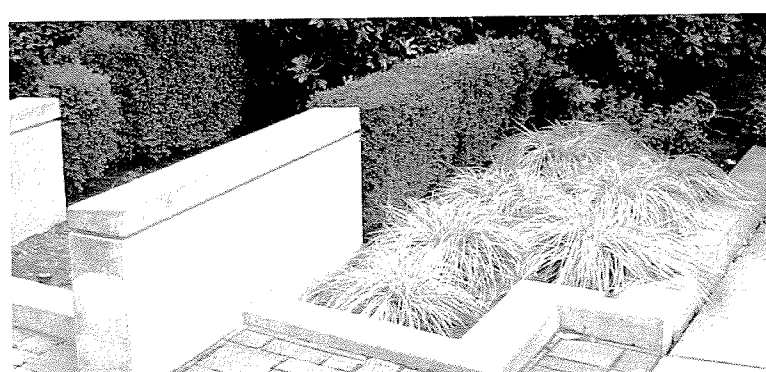




← PACIFIC AVENUE LOOKING NORTH



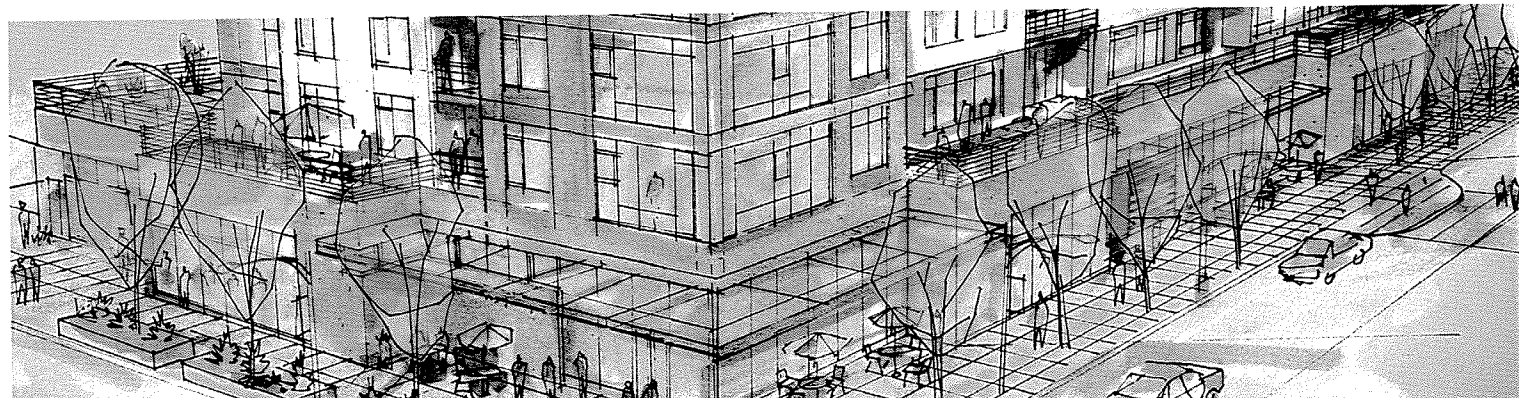
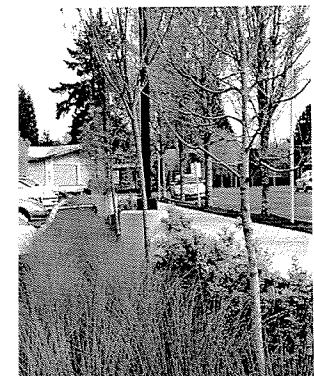
PACIFIC PHASE AT MID-BLOCK PACIFIC AVENUE LOOKING SOUTH AT THE PLAZA

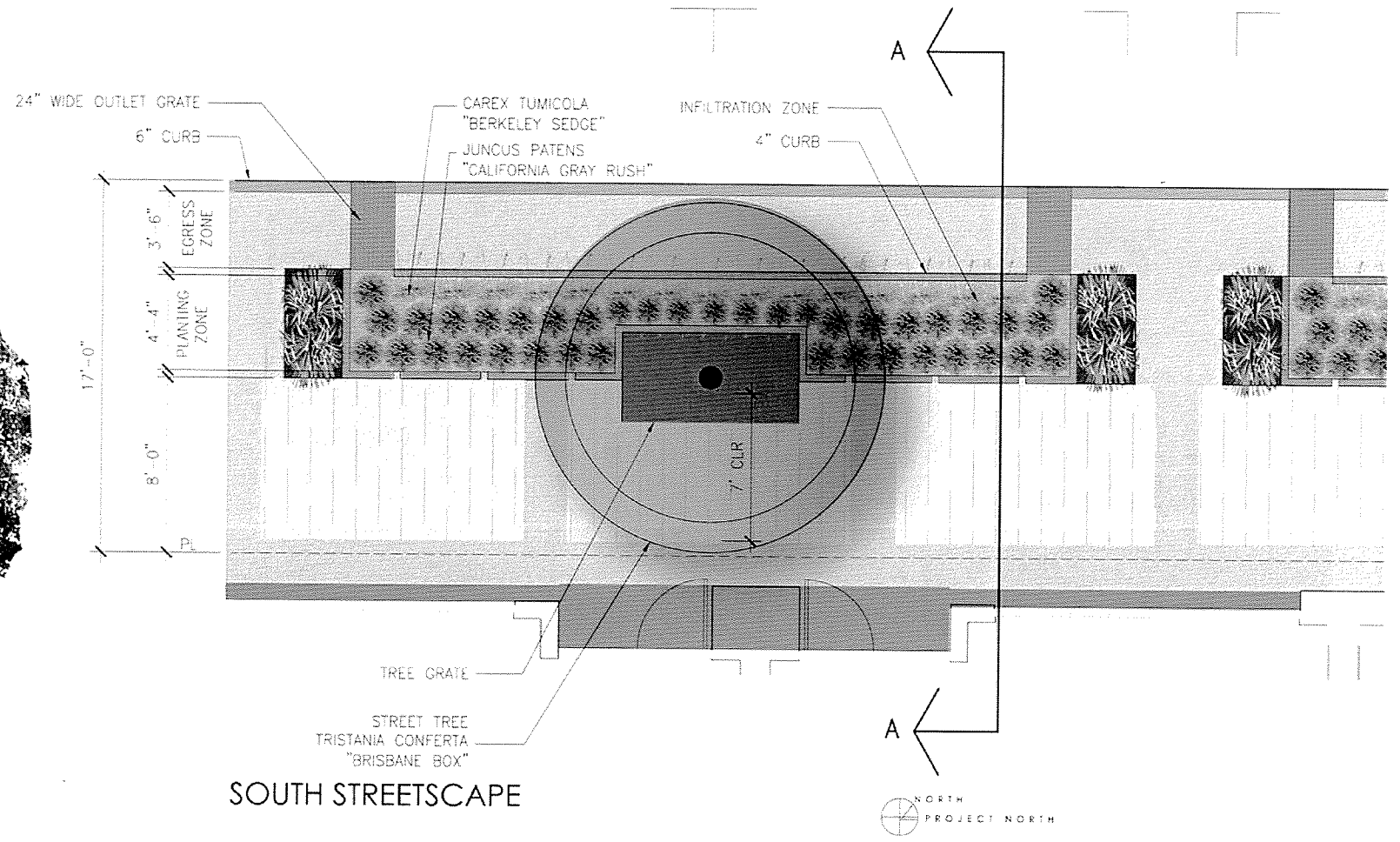
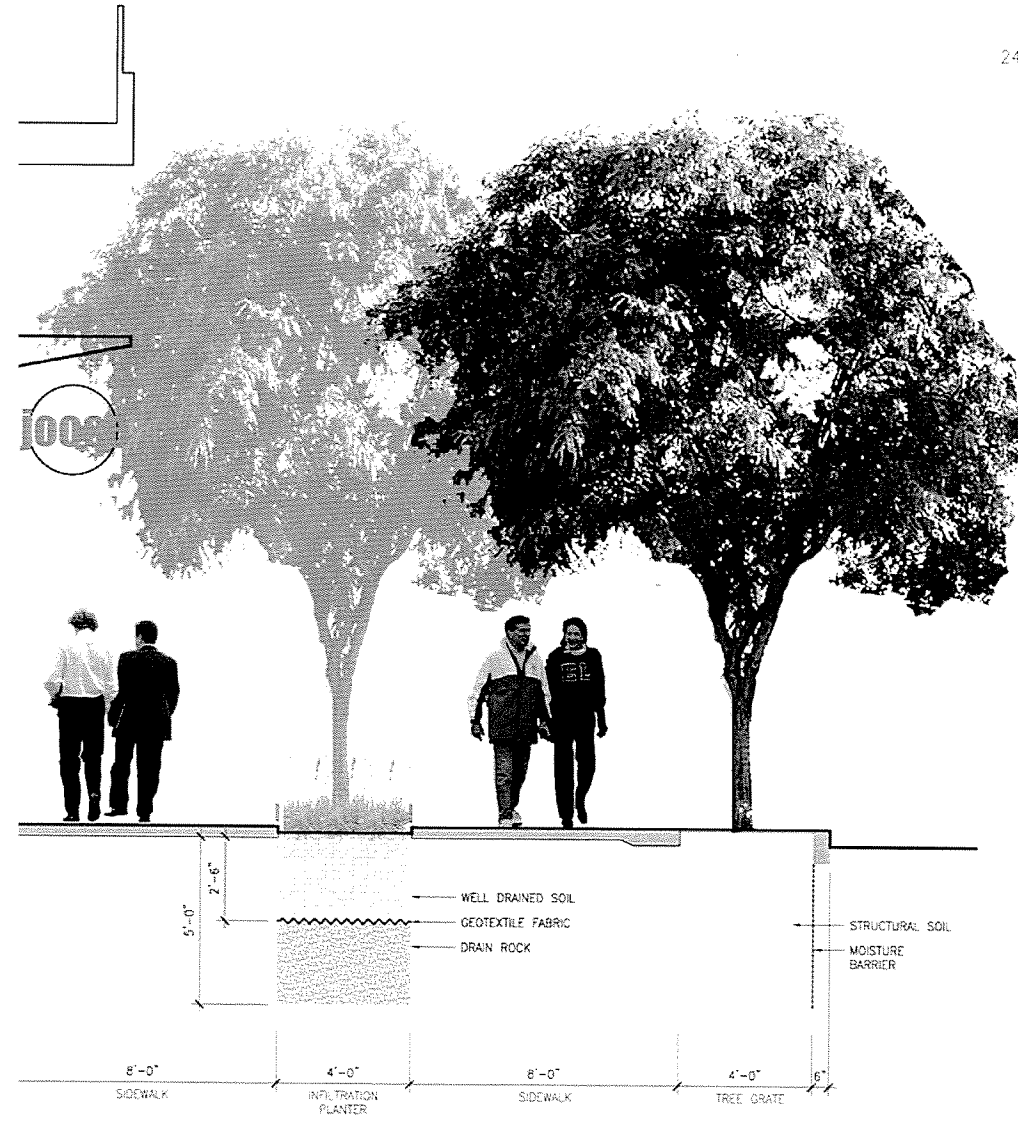






PHASE AT CORNER OF PINE AVENUE AND 3RD STREET

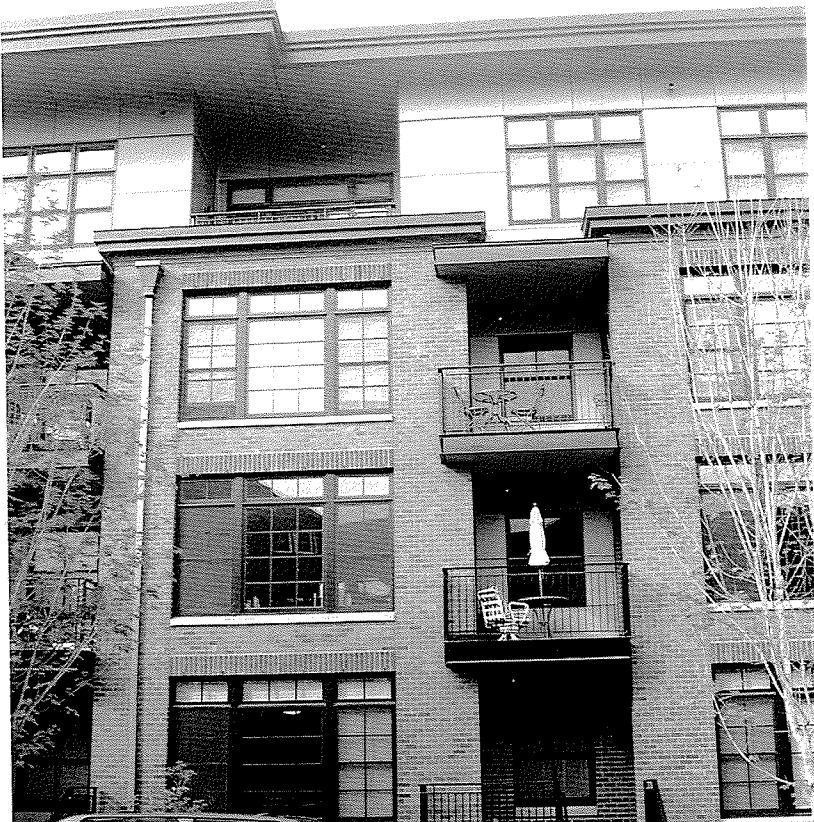
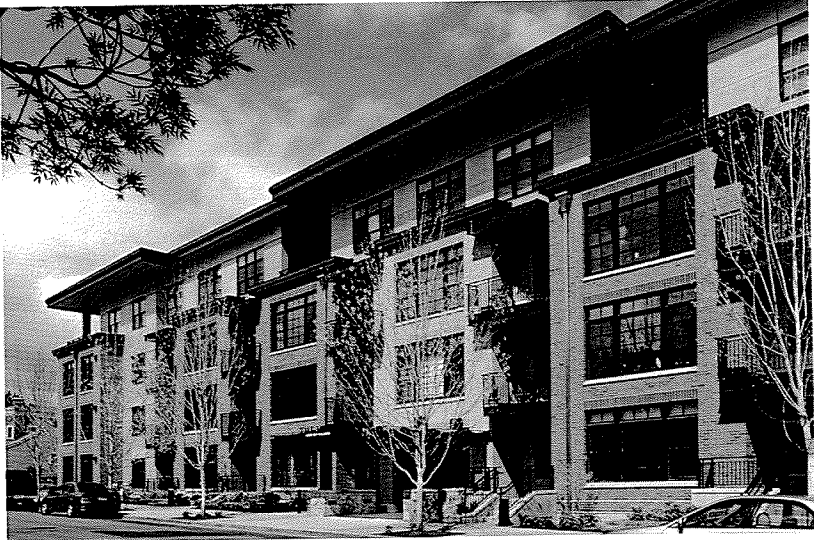




SOUTH STREETSCAPE



SAMPLE PROJECT USING BRICK AND WOOD COMPOSITE PANEL





SAMPLE PROJECT USING BRICK AND METAL PANEL



STATION
MENTS
, OREGON

