

GUIDING PRINCIPLES

- The Queen Mary The ship must remain as the focal point of any development, with the ship renovation as a priority, and all uses on site complementary to it
- **Aesthetics** Emphasis on history, design compatibility, quality architecture, authentic architecture, sense of place, and themes that relate to the ship
- Broad Public Access All citizens of Long Beach and regional, national, and international visitors are welcomed and are able to easily access the site
- Connectivity Create connections to the site both visually and through improved transportation and circulation
- Complete Community Create a multi-purpose, multi-use district that would provide a wide range of purposes and reasons to visit
- Iconic District This district should capitalize on the presence of the Queen Mary by providing iconic and highly recognizable design and development, and by creating a distinctive view of the ship



OVERVIEW FROM NORTH Parking Garage #1 Parking Garage #2 Parking Garage #3 Parking Garage #4 7 levels 4 level 4 level 4 level 110,000 sf/level 44,000 sf/level 44,000 sf/level 67,500 sf/level Mixed-Use Facilities 770,000 sf total 270,000 sf total 176,000 sf total 176,000 sf total +/- 585 parking stalls +/- 2,550 parking stalls +/- 900 parking stalls +/- 585 parking stalls Bike path Mixed-Use Facilities Mixed-Use Facilities Aerial Tram access point Marina +/- 60 slips Kayaks, Boats, <u>Promenade</u> Paddleboards in the Queen Mary moat 60 ft wide **Moorings** Floating Pool Causeway with **Grand Entry** Bike path Look-outs + Cafe **Landscape** access point Water taxi & Shuttles Performance Space Spruce Goose Dome Queen Mary **Event Space** Mixed-Use Facilities Hotel #1 Hotel #2 130' tall 181' tall 120,000 sf 140' tall 216' tall 75,000 sf 11 levels 18 levels 346 hotel units 21,500 sf/level 14,000 sf/level 236,500 sf total 252,000 sf total Approx. 550 units Approx. 500 units



CIRCULATION

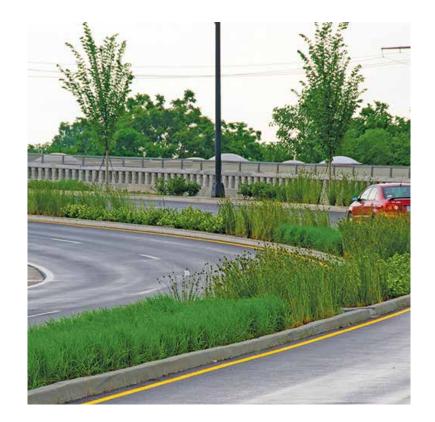
- An inviting boulevard with trees and planted medians
- Simple wayfinding signage
- Condensed drive aisle at entry
- Buses, cars and taxis use same entrance at the south side of the property
- Aerial tram delivers passengers to a centrally located station
- Bicycle through lane with offshoots for storage





PRELIMINARY CONCEPTUAL SITE PLANNING PRINCIPLES

CIRCULATION - REFERENCE















CIRCULATION - REFERENCE















PARKING

- Split structures to allow multiple points of arrival and closer proximity to each destination
- Each structure is related to a "programmed" zone
- View corridors between structures provide "Aha" moments at arrival
- High efficiency in the entry/exit sequence to alleviate traffic
- · A welcoming sense of arrival
- Approximately 4,600 above ground parking stalls.
- More levels could be added to increase parking count, as required by code
- Link to parking structures downtown via Transit Hub
- Phasing as site develops





ARRIVAL VIEW



















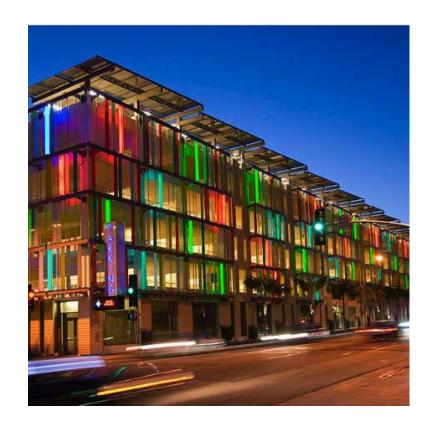
Queen Mary Land Development Task Force

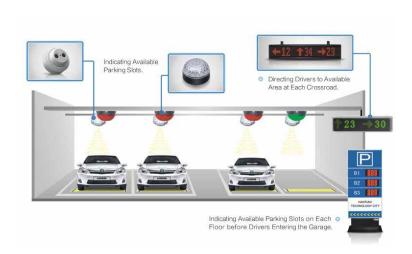
PARKING - REFERENCE









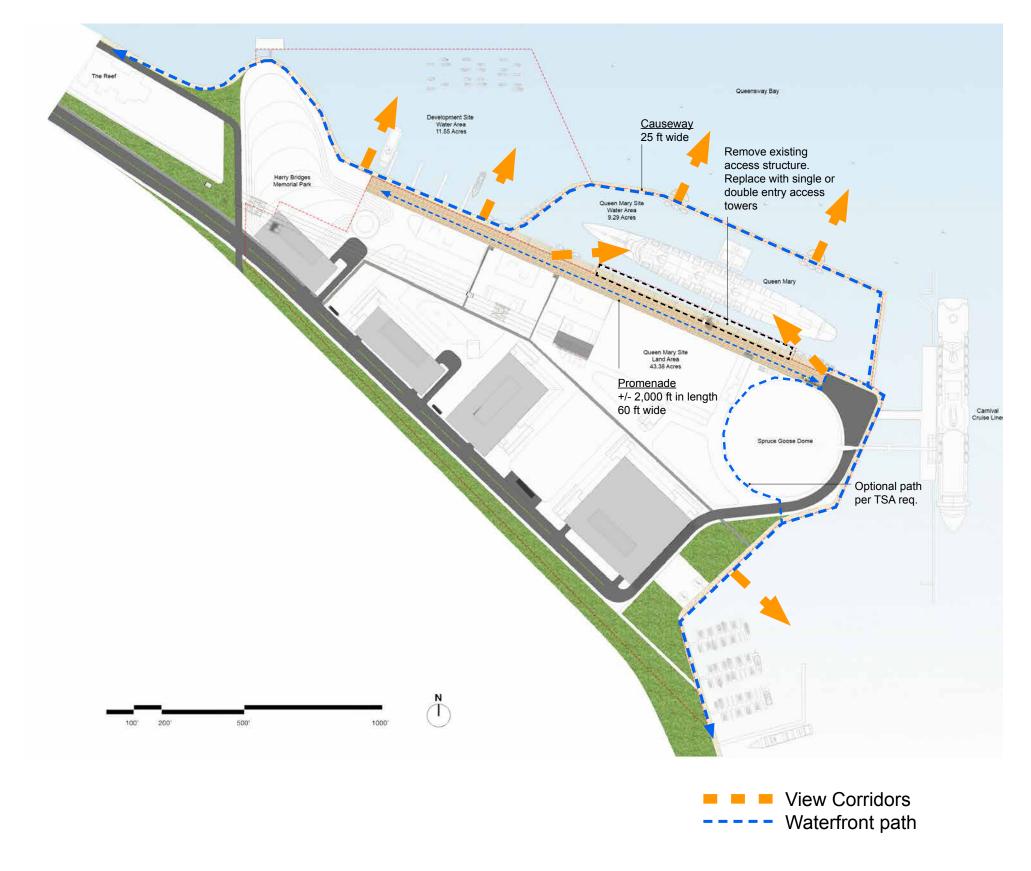






PROMENADE, CAUSEWAY & WATERFRONT AMENITIES

- Grand in width, but comfortable
- Various vantage points along length of promenade
- Seating, Standing, Strolling and Viewing areas integral to design
- A continuous path at the perimeter

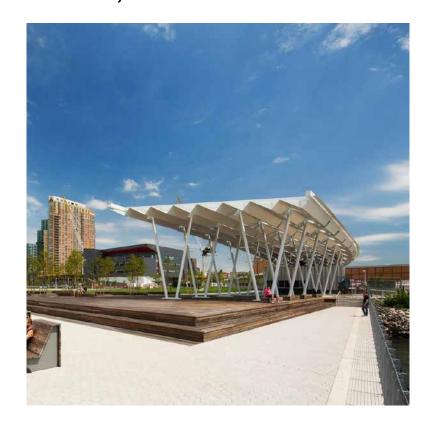








PROMENADE, CAUSEWAY & WATERFRONT- REFERENCE







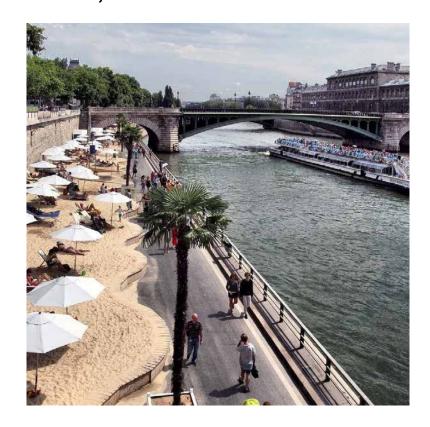






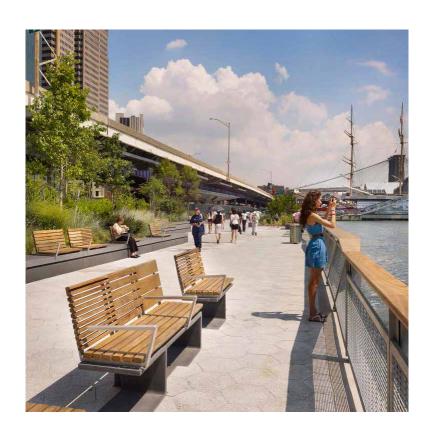


PROMENADE, CAUSEWAY & WATERFRONT- REFERENCE

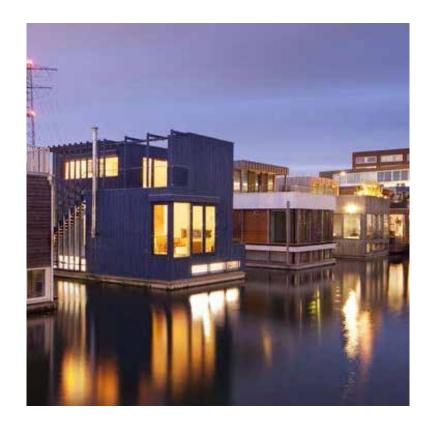








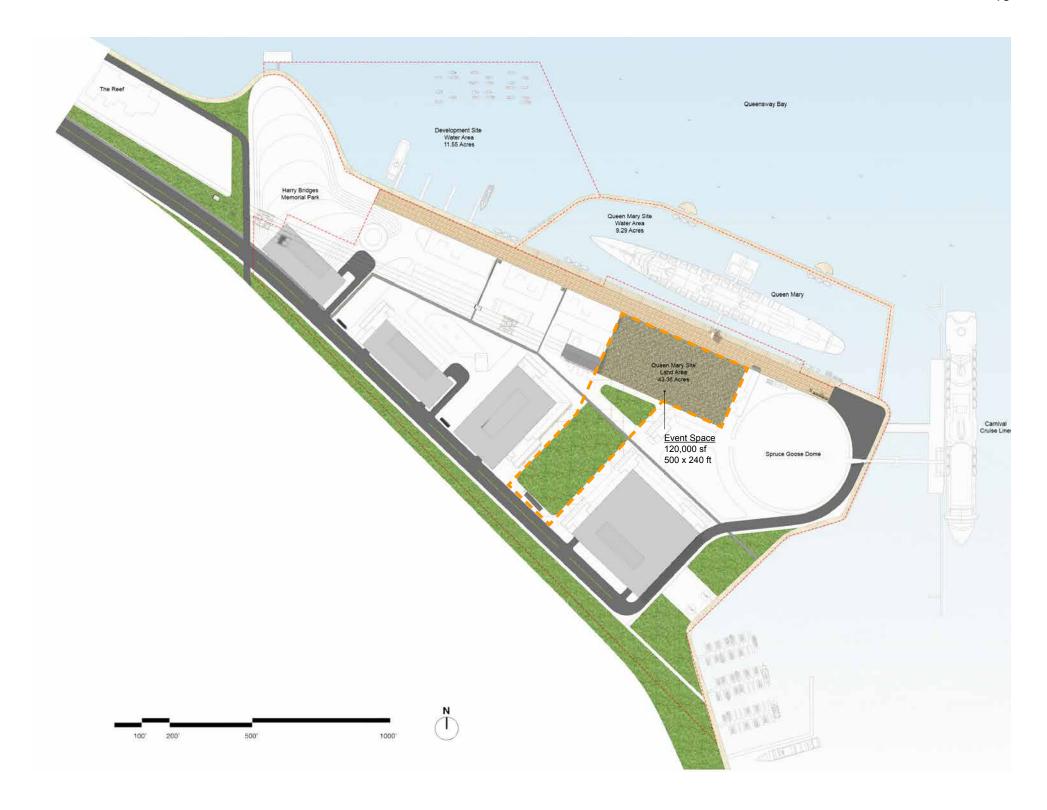






EVENT SPACE & GRAND LAWN

- Event space large enough for outdoor concerts
- Activates the site year round
- Central hub of activity
- Visual open space to draw people in
- Temporary structures for various activities
- Landscape to provide shade and comfort for lounging





EVENT PLAZA

16









EVENT SPACE & GRAND LAWN - REFERENCE









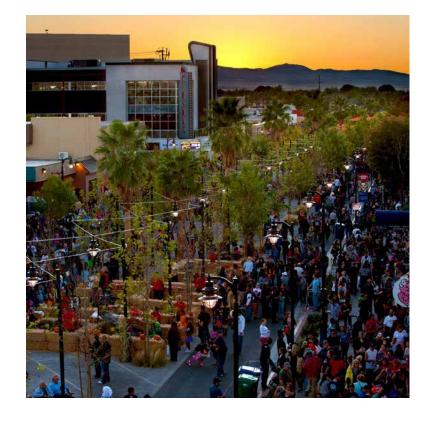


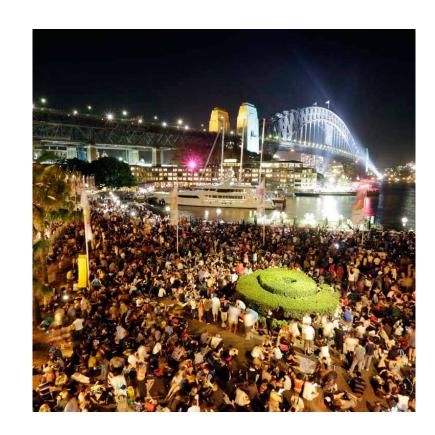




EVENT SPACE & GRAND LAWN - REFERENCE









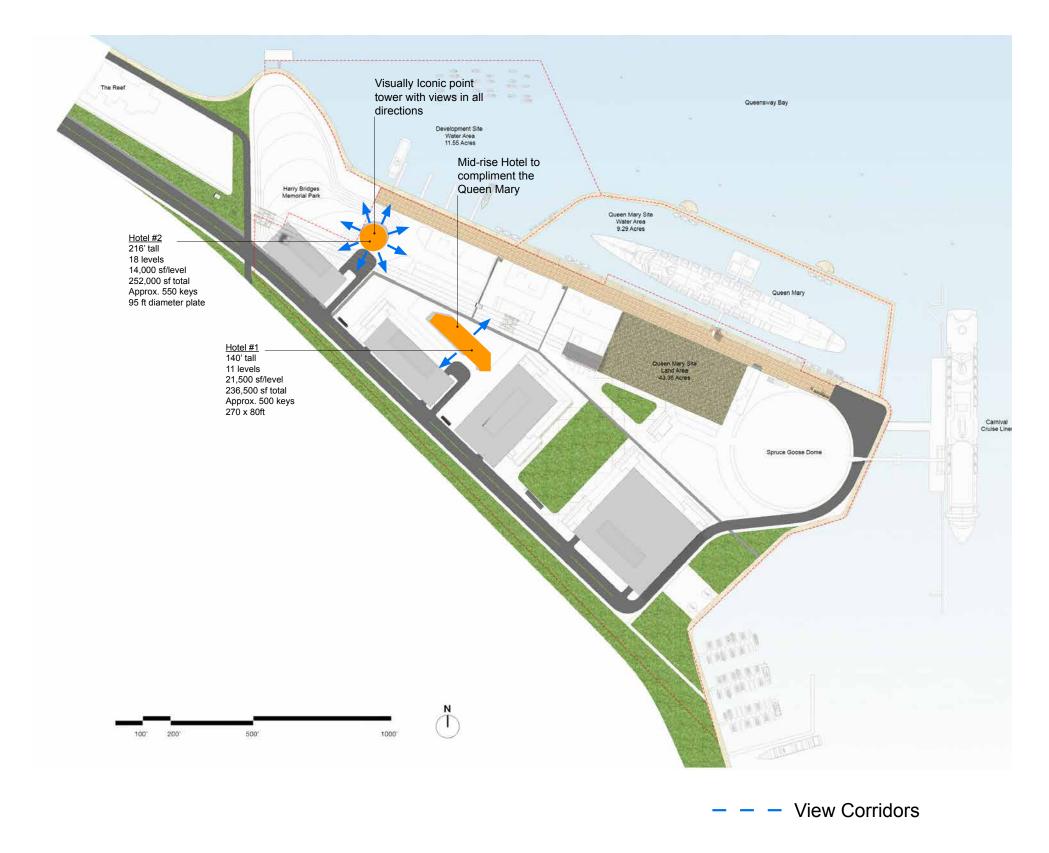






HOTEL(S)

- Potential for a 5-star + Mid-level Hotel to compliment the Queen Mary Hotel
- Anchor point along the waterfront with views in every direction
- A hotel in the park with dining terrace and amenities in the landscape
- Destinations within the property to compliment and activate the other functions







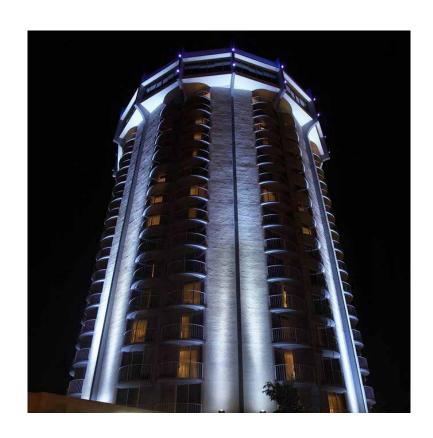


HOTEL(S) - REFERENCE















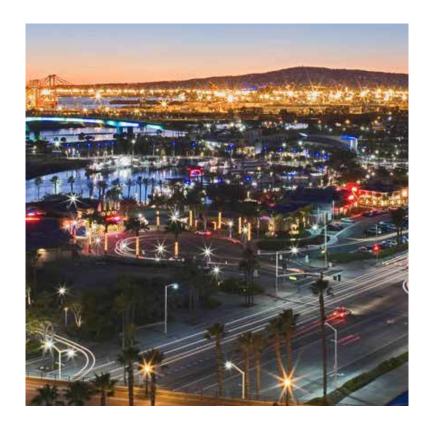
HOTEL(S) - REFERENCE















MIXED-USE FACILITIES

- Potential mixed-use, retail, commercial, leasable space
- Buildings attached to parking structures provide a visual buffer between parking and event space
- Highly flexible, programmable space with various access points
- Programmed to complement what is existing on the property



– – Circulation net/grid



MIXED-USE FACILITIES - REFERENCE







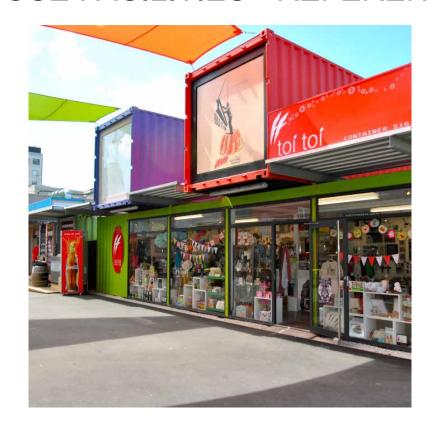


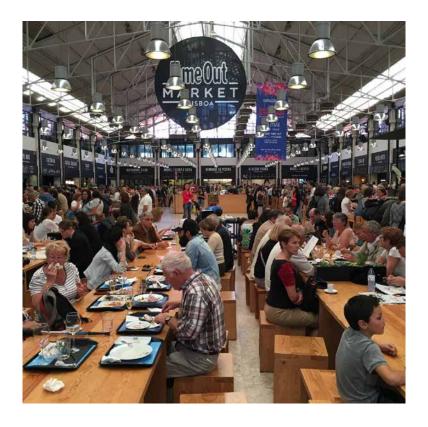






MIXED-USE FACILITIES - REFERENCE















ENTERTAINMENT ZONE(S)

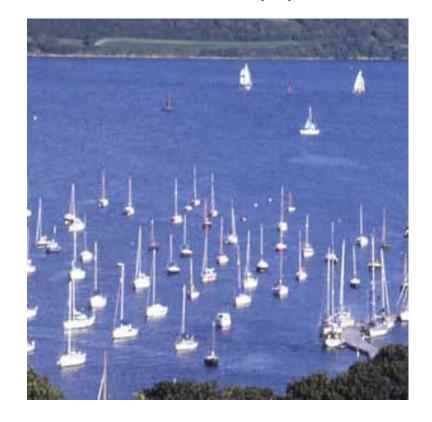
- Boats, Kayaks, Paddleboards and Sailboats within and around the Queen Mary
- Re-programmable, accessible fun zones with paid rentals
- Visual attraction from across the Bay







ENTERTAINMENT ZONE(S) - REFERENCE

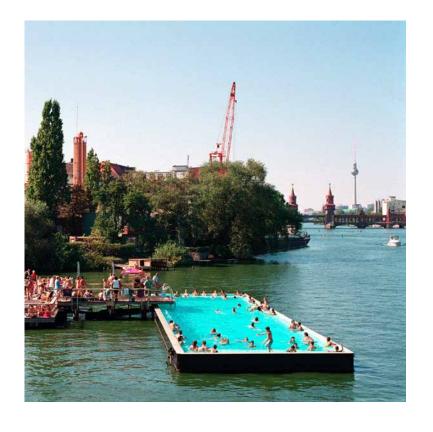














PRELIMINARY CONCEPTUAL SITE PLANNING PRINCIPLES

Queen Mary Land Development Task Force

ENTERTAINMENT ZONE(S) - REFERENCE















PRELIMINARY CONCEPTUAL SITE PLANNING PRINCIPLES

Queen Mary Land Development Task Force

TERRACED PARK & GREEN SPACES

- Elevated views of the city and events
- Destination at the end of the promenade
- Amateur through Professional performance venue
- Alternative concert venue in park or floating in the water



Amateur through professional



TERRACED PARK - REFERENCE















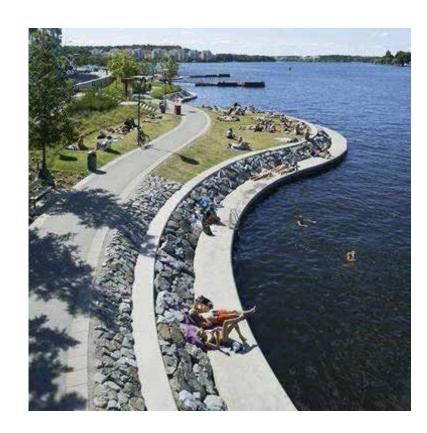
PRELIMINARY CONCEPTUAL SITE PLANNING PRINCIPLES

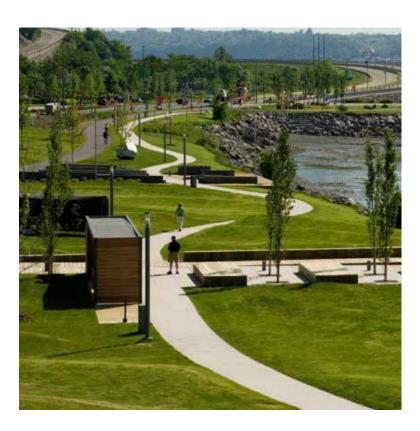
Queen Mary Land Development Task Force

TERRACED PARK - REFERENCE





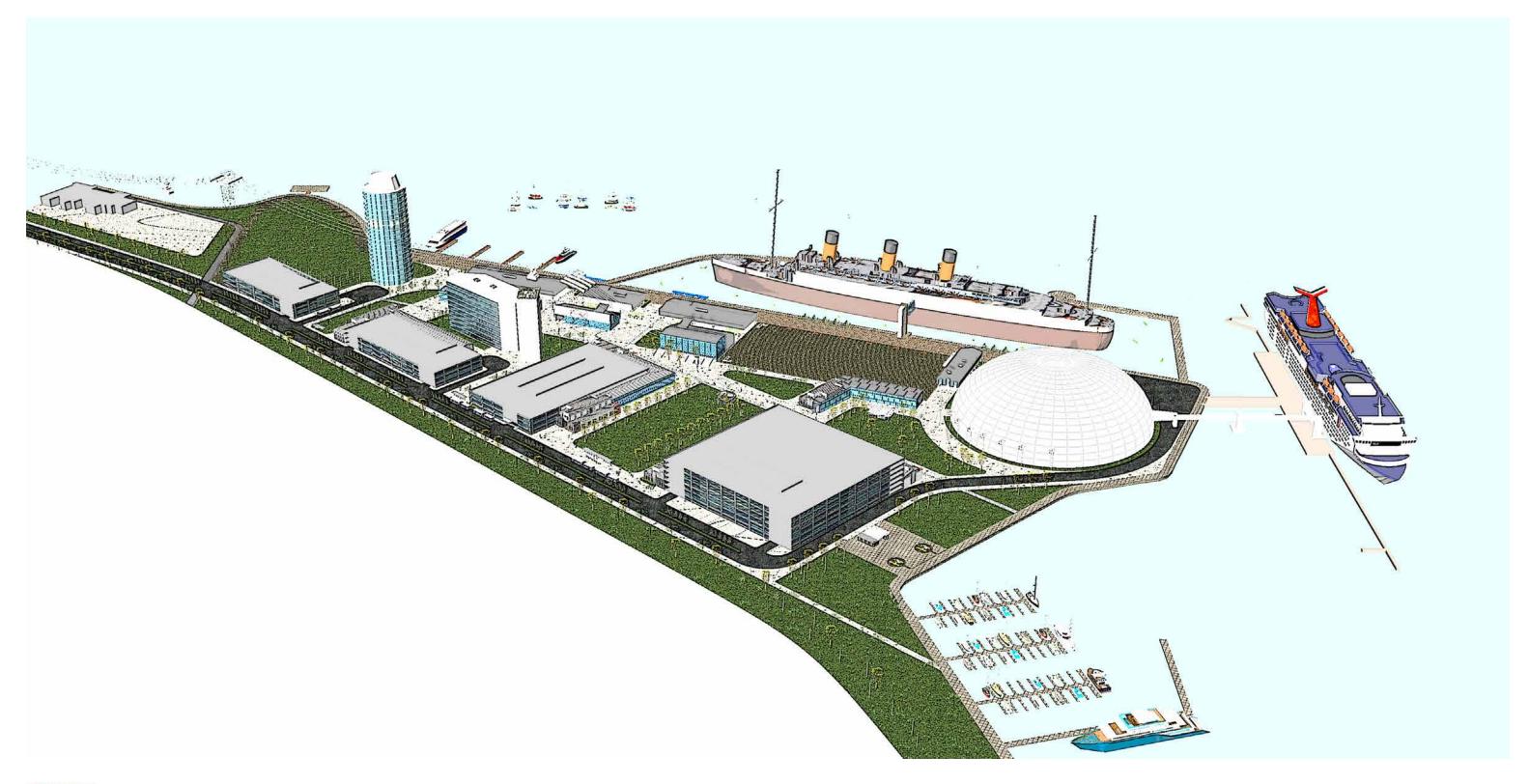


























OVERVIEW FROM NORTH 37 Parking Garage #1 Parking Garage #2 Parking Garage #3 Parking Garage #4 7 levels 4 level 4 level 4 level 110,000 sf/level 44,000 sf/level 44,000 sf/level 67,500 sf/level Mixed-Use Facilities 770,000 sf total 270,000 sf total 176,000 sf total 176,000 sf total +/- 585 parking stalls +/- 2,550 parking stalls +/- 900 parking stalls +/- 585 parking stalls Bike path Mixed-Use Facilities Mixed-Use Facilities Aerial Tram access point Marina +/- 60 slips Kayaks, Boats, <u>Promenade</u> Paddleboards in the Queen Mary moat 60 ft wide **Moorings** Floating Pool Causeway with **Grand Entry** Bike path Look-outs + Cafe **Landscape** access point Water taxi & Shuttles Performance Space Spruce Goose Dome Queen Mary **Event Space** Mixed-Use Facilities Hotel #1 Hotel #2 130' tall 181' tall 120,000 sf 140' tall 216' tall 75,000 sf 11 levels 18 levels 346 hotel units 21,500 sf/level 14,000 sf/level 236,500 sf total 252,000 sf total Approx. 550 units Approx. 500 units

