

EXHIBIT C

Agenda Item #1

SARES-REGIS GROUP THIRD + PACIFIC



THIRD + PACIFIC: LONG BEACH

Located on a light rail transit line and a main access route to the 710 freeway, the project will likely be seen by thousands of people each day as an iconic feature of downtown. Its development represents a continuing renaissance of the area, with an influx of new uses, employment opportunities, public spaces and housing. As such, the design intent embraces the modern transformation of the Civic Center area while respecting the scale of nearby historic buildings such as the Willmore Building and the First Congregational Church. Bringing new design energy to the neighborhood, respecting the scale of the existing urban fabric, and connecting to transit and bicycle infrastructure Third + Pacific aims to be an integral and vital part of downtown.

PROJECT CRITERIA

PUBLIC SPACES

ACTIVATE THE INTERSECTION OF THIRD STREET AND PACIFIC AVENUE WITH AN ICONIC ARCHITECTURAL GESTURE.

CONTRIBUTE TO A POSITIVE STREET FRONTAGE AND PEDESTRIAN ENVIRONMENT WITH DYNAMIC GROUND FLOOR USES AND EYES ON THE STREET.

INCORPORATE A REVITALIZED SIDEWALK INTO THE PROJECT, FEATURING NEW PAVING, SIGNAGE AND LANDSCAPING.

PROVIDE A SPACIOUS LOBBY AND ENTRY PLAZA THAT CREATES A STRONG IMPRESSION ALONG THIRD STREET, WELCOMING RESIDENTS AND VISITORS.

CONTEXT

ORGANIZE BUILDING MASSING TO CREATE VISUAL IMPACT WHILE INTEGRATING INTO THE EXISTING URBAN FABRIC.

UTILIZE BUILDING MATERIALS AND COLOR TO CREATE SCALE, VISUAL INTEREST AND DISTINGUISH IMPORTANT ELEMENTS.

SUPPORT BICYCLE RIDING BY PROVIDING PARKING AND A SECURE BIKE KITCHEN THAT WILL ENCOURAGE RESIDENTS TO ENGAGE WITH THE CITY'S EXTENSIVE BICYCLE NETWORK.

TAKE ADVANTAGE OF THE PROJECT'S PROXIMITY TO EXISTING PUBLIC TRANSIT, PROVIDING RESIDENTS WITH ALTERNATIVE MEANS OF TRANSPORTATION.

ACKNOWLEDGE PROXIMITY TO THE LONG BEACH CIVIC CENTER BY INTEGRATING ENVIRONMENTAL AND GRAPHIC ART INTO THE DESIGN OF THE PROJECT.

RELATE SIMPLE, LARGE-SCALE BUILDING MASSING TO THE NEARBY EXISTING CONTEXT, SUCH AS THE FARMERS AND MERCHANTS BANK, IGNIFY BUILDING, AND WILLMORE BUILDING.

AMENITIES

CREATE A CENTRAL COURTYARD THAT HAS DIRECT SOLAR ACCESS AND FUNCTIONS AS A SERIES OF OUTDOOR LIVING ROOMS FOR THE RESIDENTIAL COMMUNITY.

BUILD A ROOFTOP COMMUNITY ROOM AND GATHERING SPACE TO TAKE FULL ADVANTAGE OF CITY AND OCEAN VIEWS.

CREATE PRIVATE BALCONIES AND ROOF DECKS FOR A MAJORITY OF UNITS FOR RESIDENTS TO CONNECT WITH THE OUTDOORS.

PROVIDE A STATE OF THE ART FITNESS ROOM THAT WILL ENCOURAGE HEALTHY LIVING AND ACTIVATE THE GROUND FLOOR.

INCORPORATE FEATURES OF SUSTAINABLE BUILDING DESIGN THROUGH MATERIAL SELECTION AND MECHANICAL SYSTEMS WHEREVER POSSIBLE.

SITE DESCRIPTION

WALKABILITY

The project is located within a 5-minute walk (1/4 mile radius) to the heart of Downtown Long Beach, the Promenade, and the Civic Center including the Public Library, City Hall, Police Department and Courthouse.

Within the 10-minute walk is the Long Beach Convention Center, Terrace Theater, The Pike, Shoreline Marina Park, Shoreline Yacht Club, and direct beach access.

TRANSIT

The project is a Transit Oriented Development with bus lines located immediately in front of the project connecting the site with regional locations throughout Los Angeles.

Work centers are accessible by public transit from the site, lessening dependence on automobiles.

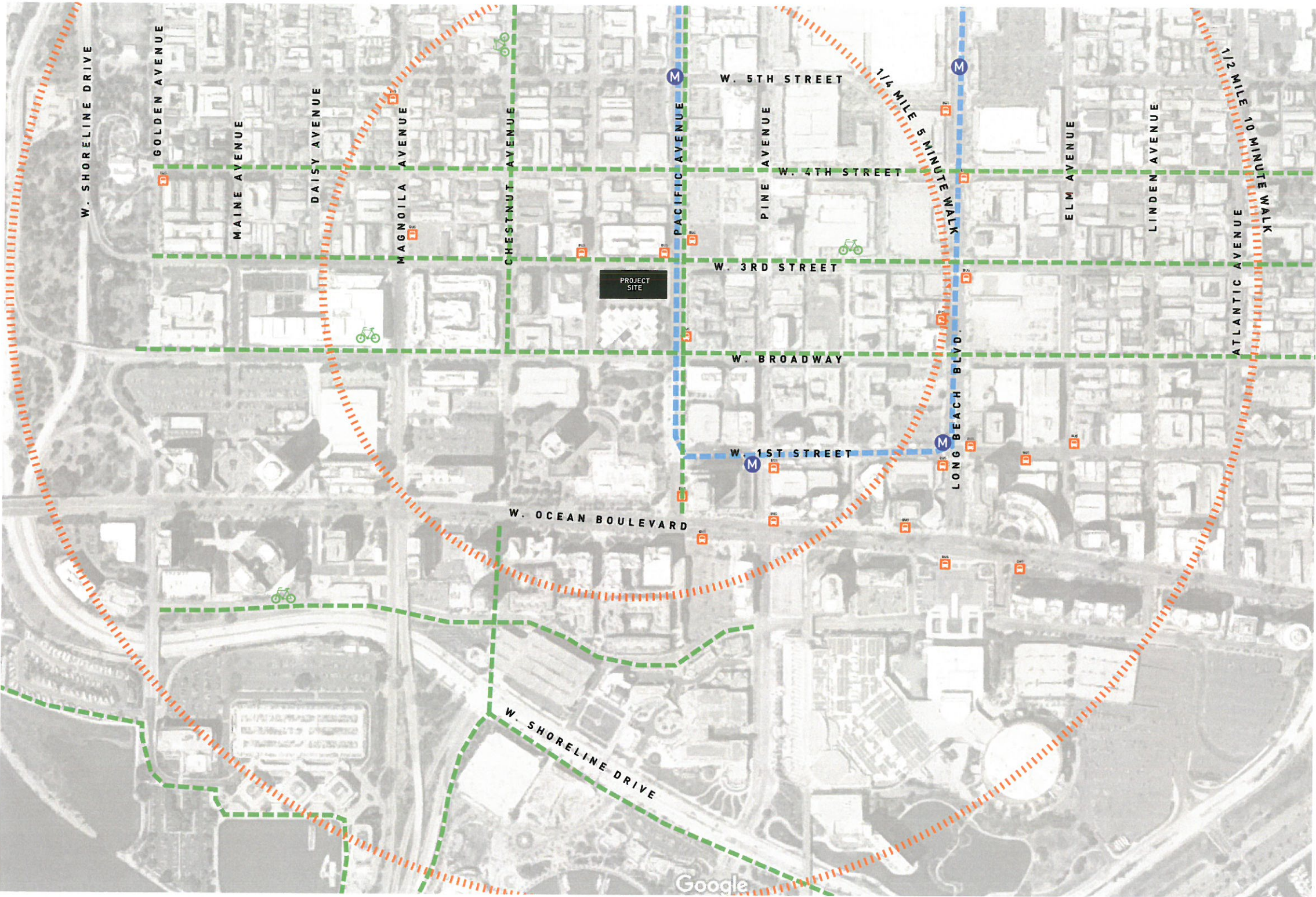
The project is in close proximity to the 710 Long Beach Freeway and Metro Blue Line for connections throughout Southern California.

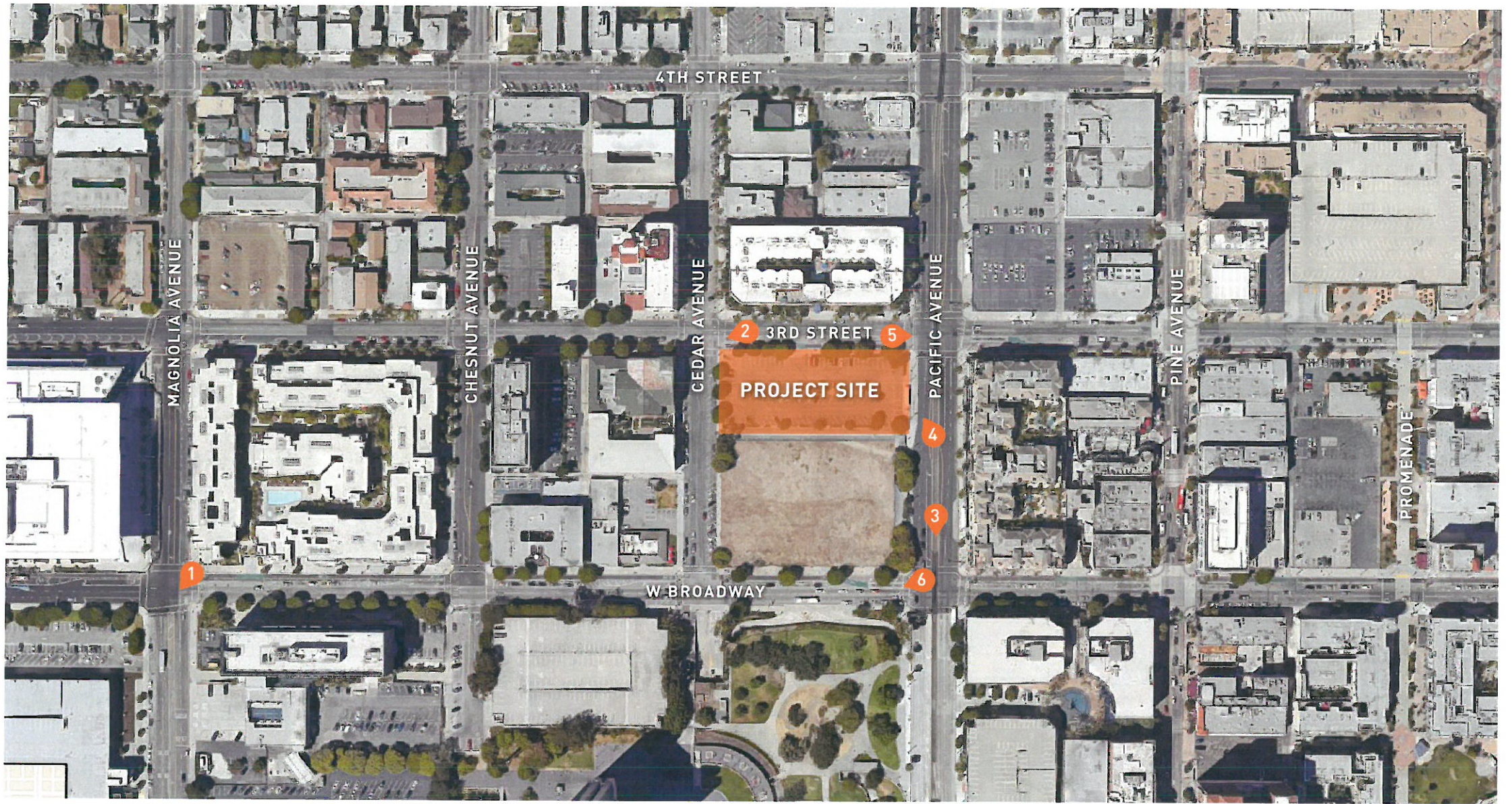
The development is surrounded by bike-ways that connect throughout the City of Long Beach and other local cities.

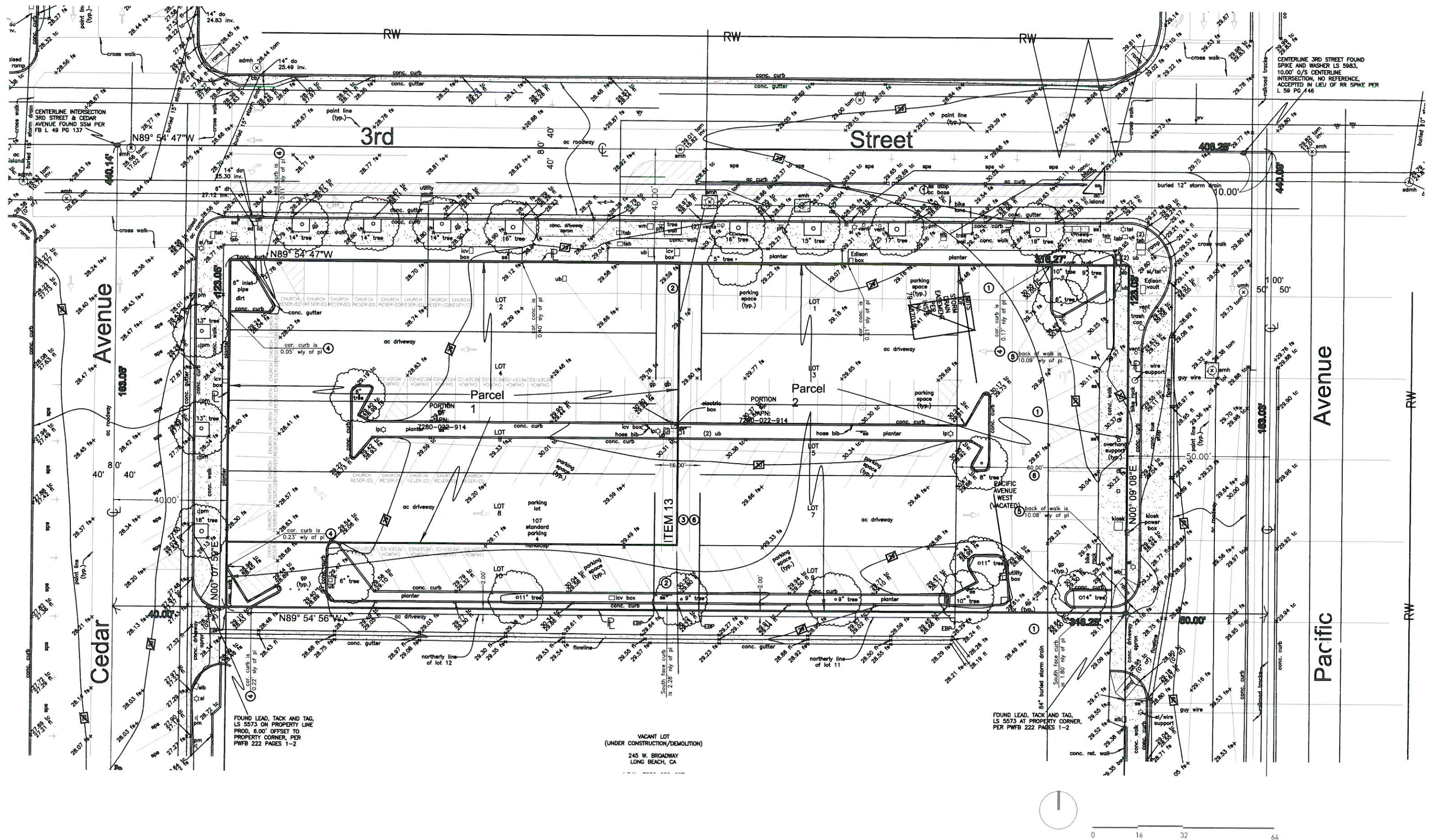
LAND USE

The project is located on an urban infill site, surrounded by a wide variety of land uses.

-  BUS STOP
-  METRO STATION
-  METRO PATH
-  BICYCLE PATH
-  WALKING RADIUS









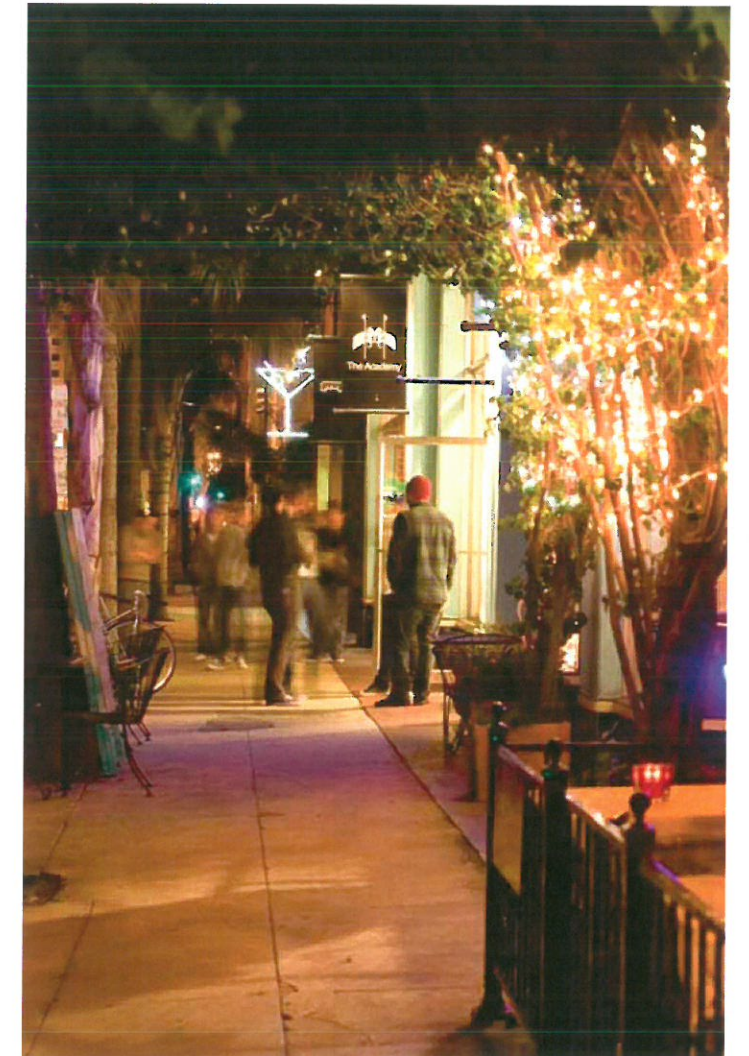
COMMUNITY

Downtown and the Civic Center are the cultural heart of the Long Beach community. It is the seat of city government, home to Los Angeles County's premiere courthouse, the main public library, Lincoln Park, Convention Center, entertainment district, transit center and numerous performing arts venues. The project's location in this dynamic and active environment put residents of Third and Pacific in the center of urban life in Long Beach.



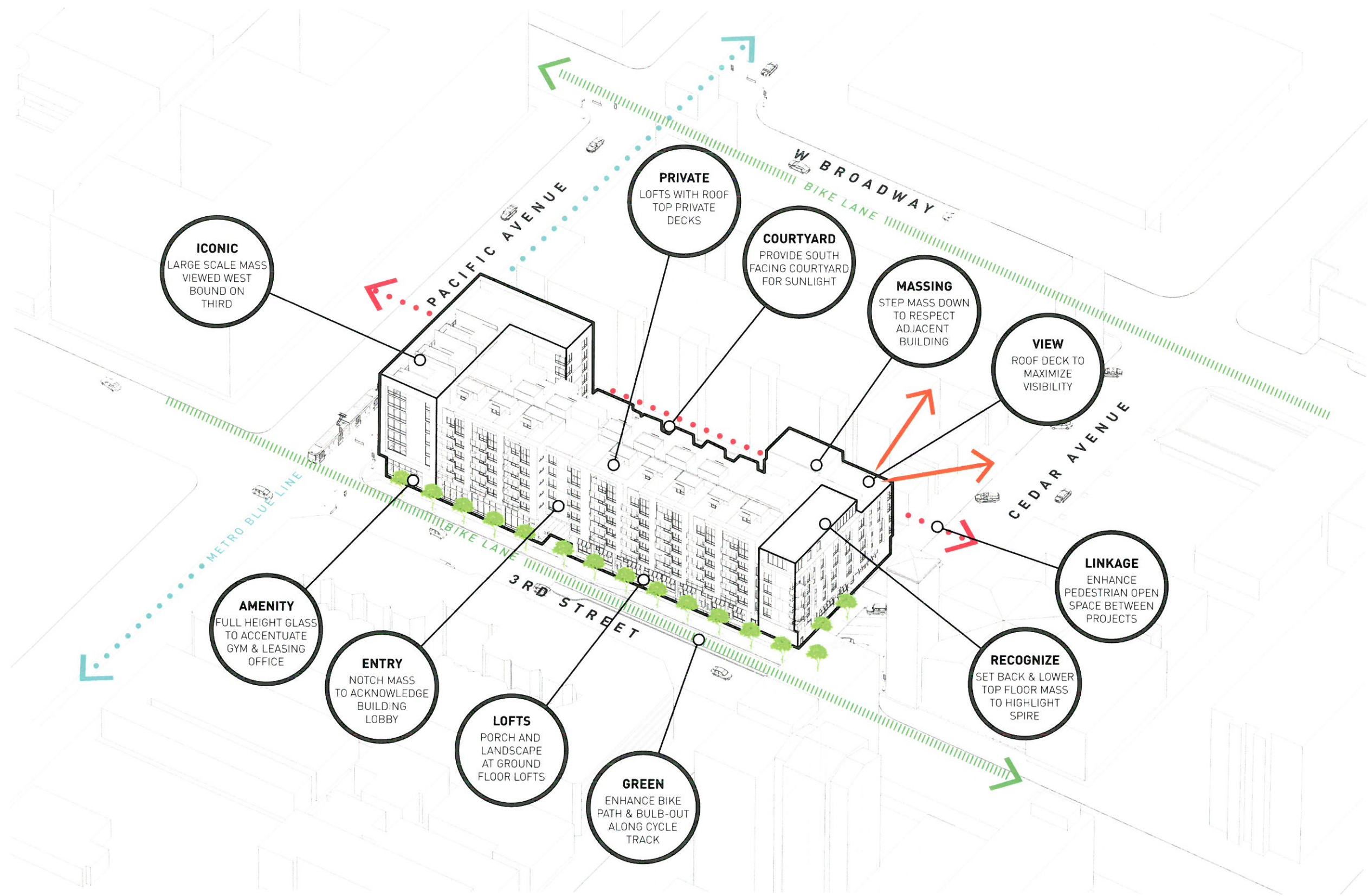
WORK

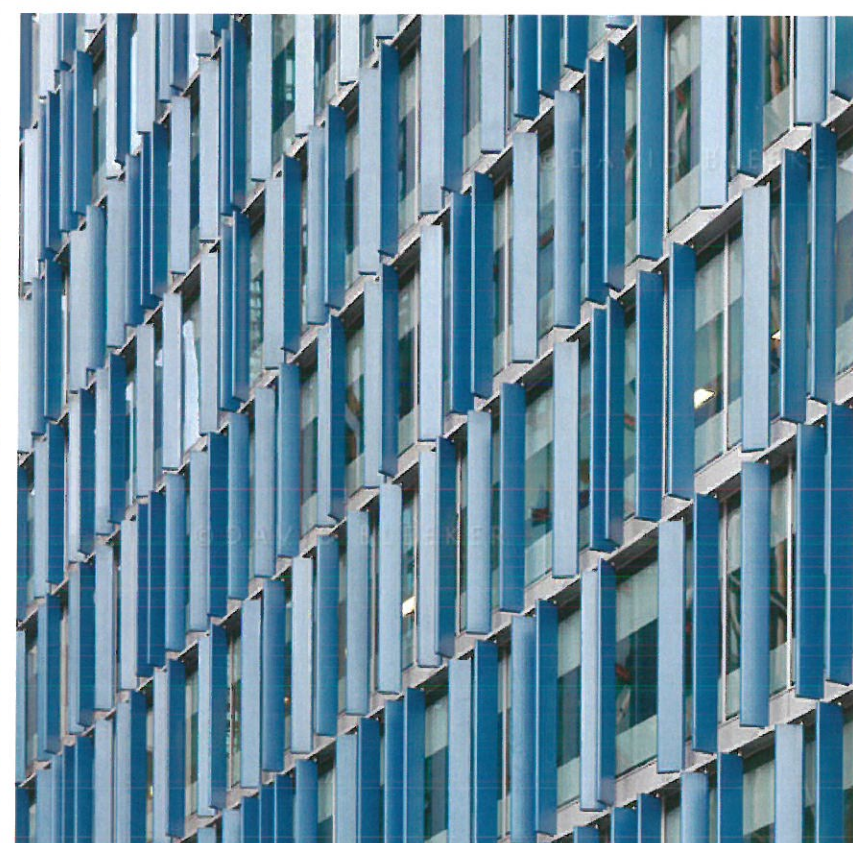
Downtown Long Beach is a major employment center in southern California. At Third and Pacific, residents will have the opportunity of working close to home and eliminating their dependence on the automobile. Dense urban environments that mix work, living and entertainment are fundamental to smart growth principles and provide numerous benefits, including: promoting healthy living by biking or walking to work, benefits to the local economy through investment in the downtown and a resident customer base, increased worker productivity and employee retention through decreased time spent commuting, and protection of the environment by reducing traffic congestion and air pollution.

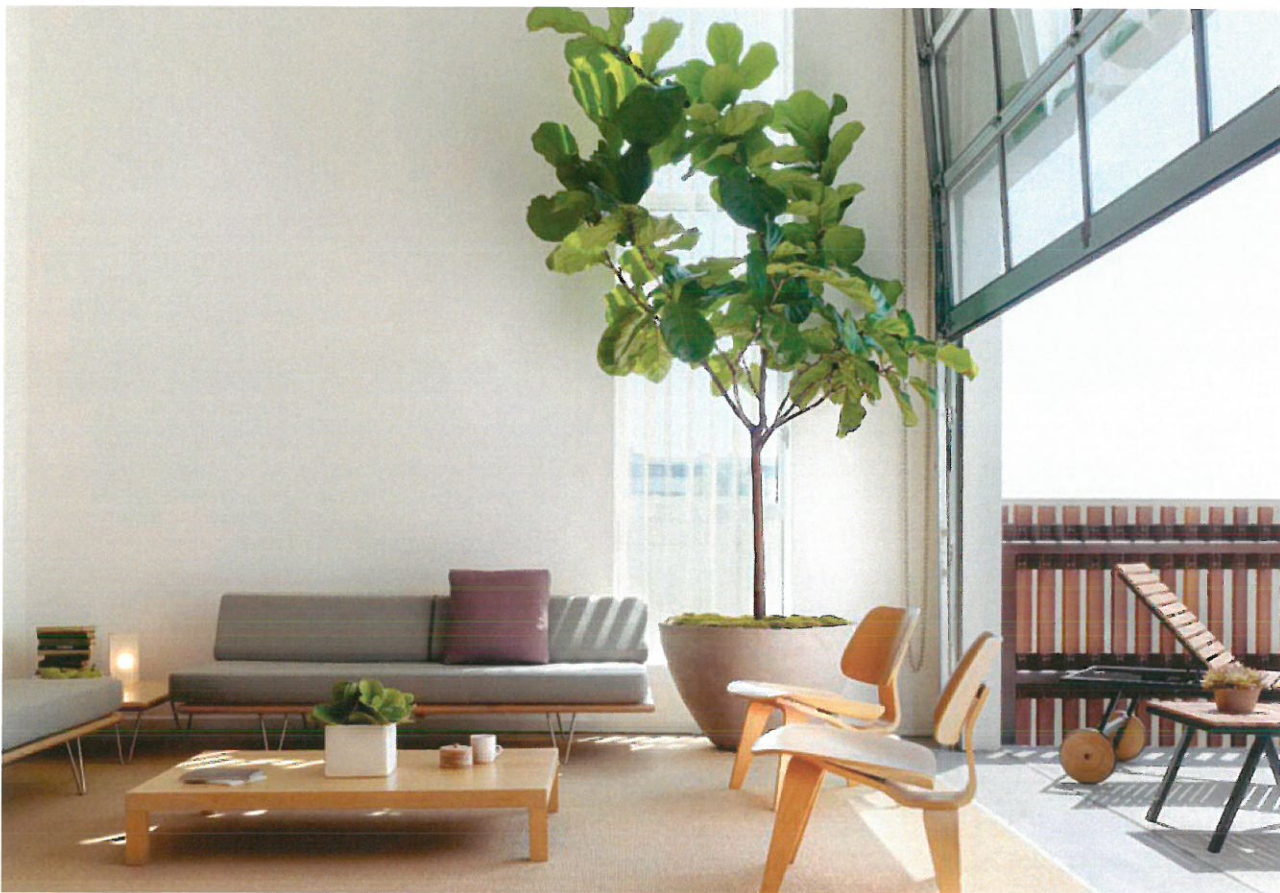
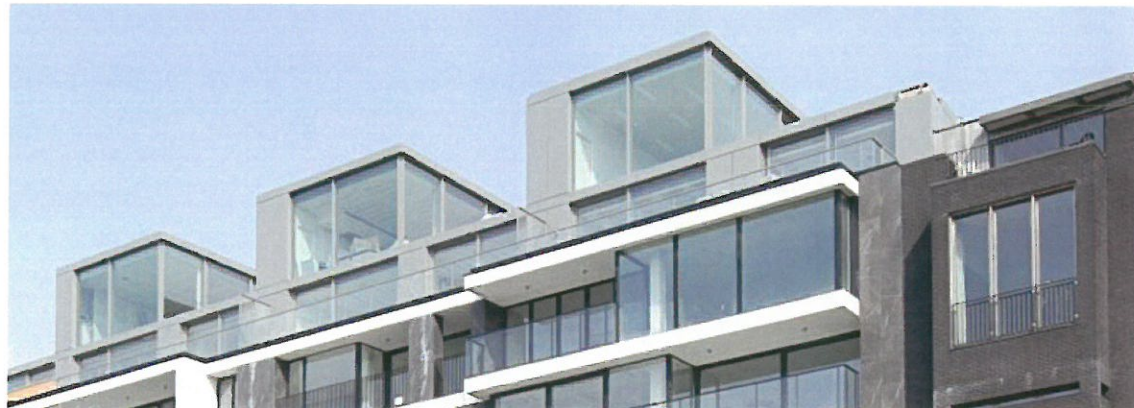


LIVE

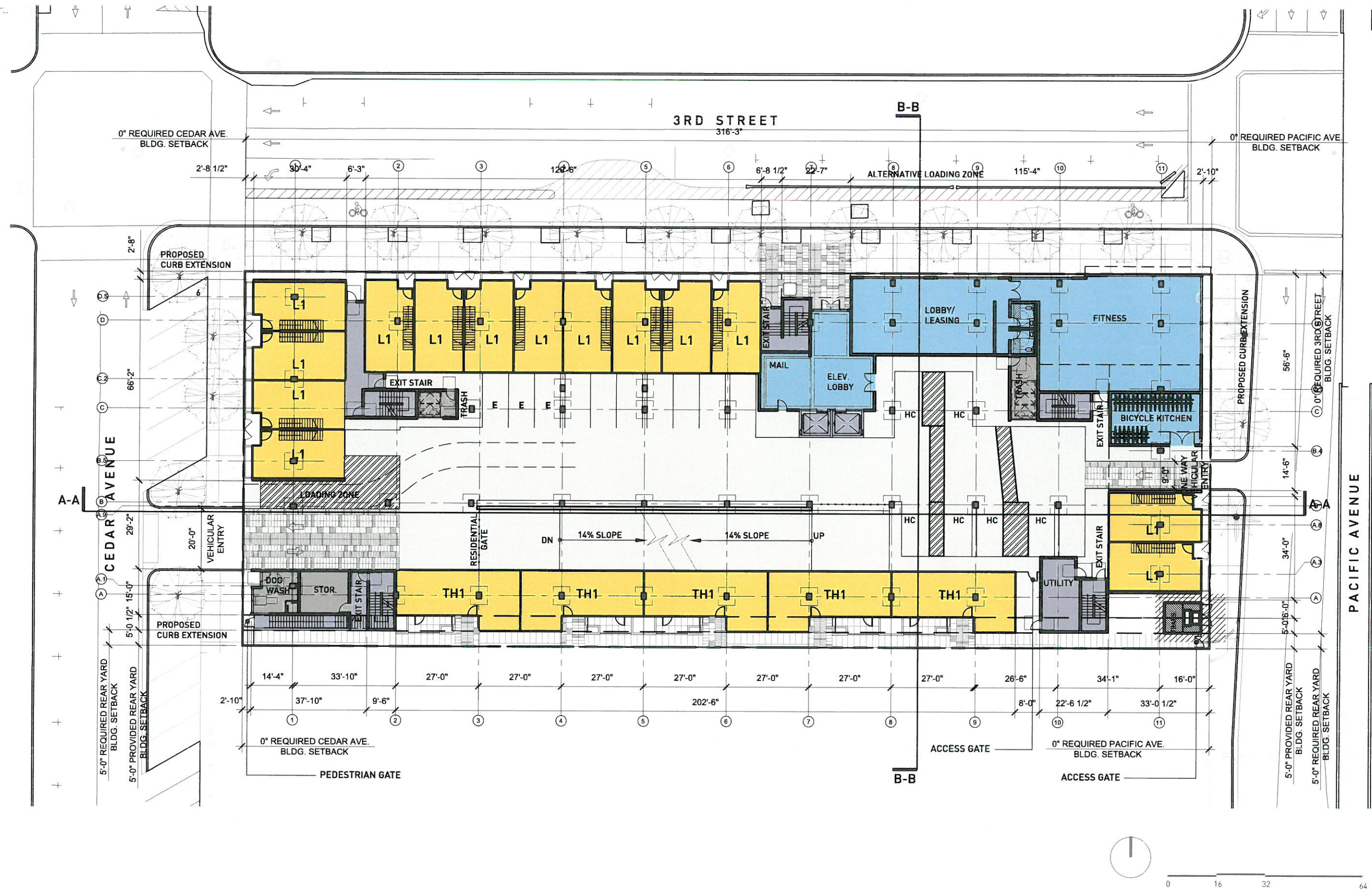
Situated in downtown, Third and Pacific residents will enjoy all of the amenities and benefits of city living. In addition, this one hundred and sixty-three unit project will contribute to the resurgence of the area by adding to the downtown population strolling the sidewalks, riding bicycles, and hanging out in Lincoln Park and the Central Library. Residents will be able to shop at the local stores and dine at nearby restaurants along Pine Avenue, the Promenade, and the Civic Center. Regional transit by bus or light rail is located only steps away from the project along Pacific Avenue. The new building help activate the block by providing active ground floor uses featuring residential amenities, loft housing, and townhomes where there were formerly a surface parking lot and service alley.

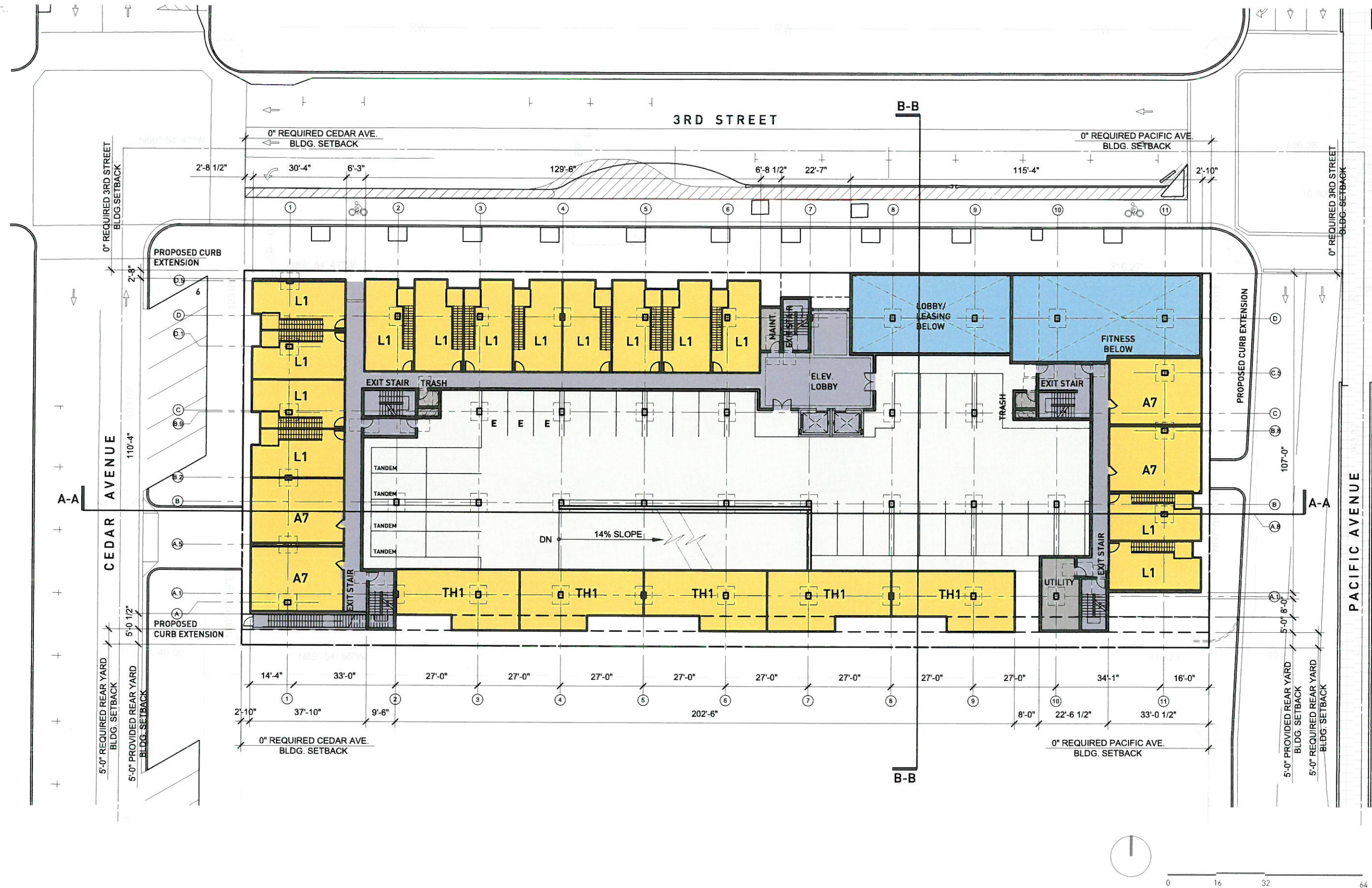


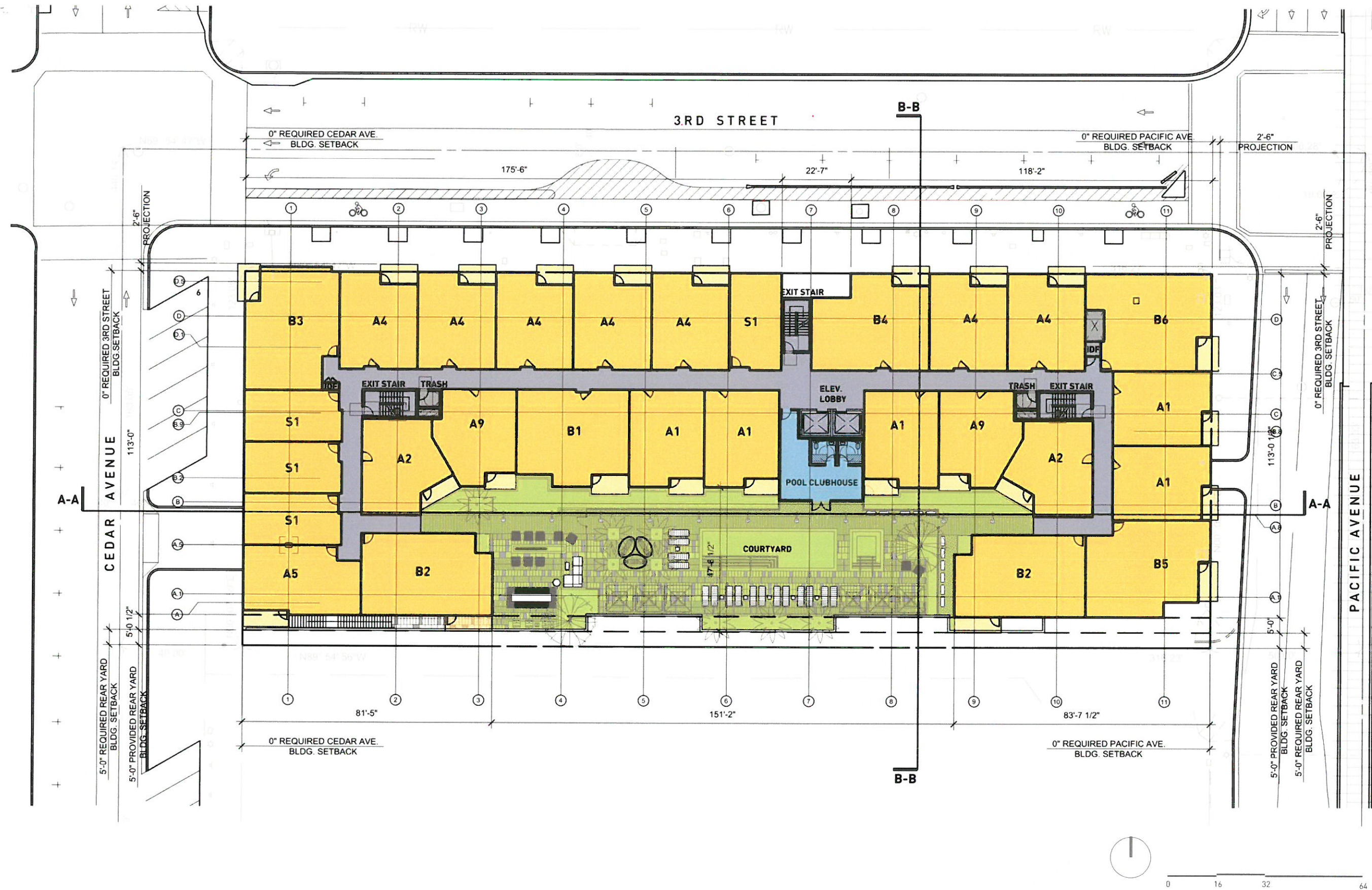


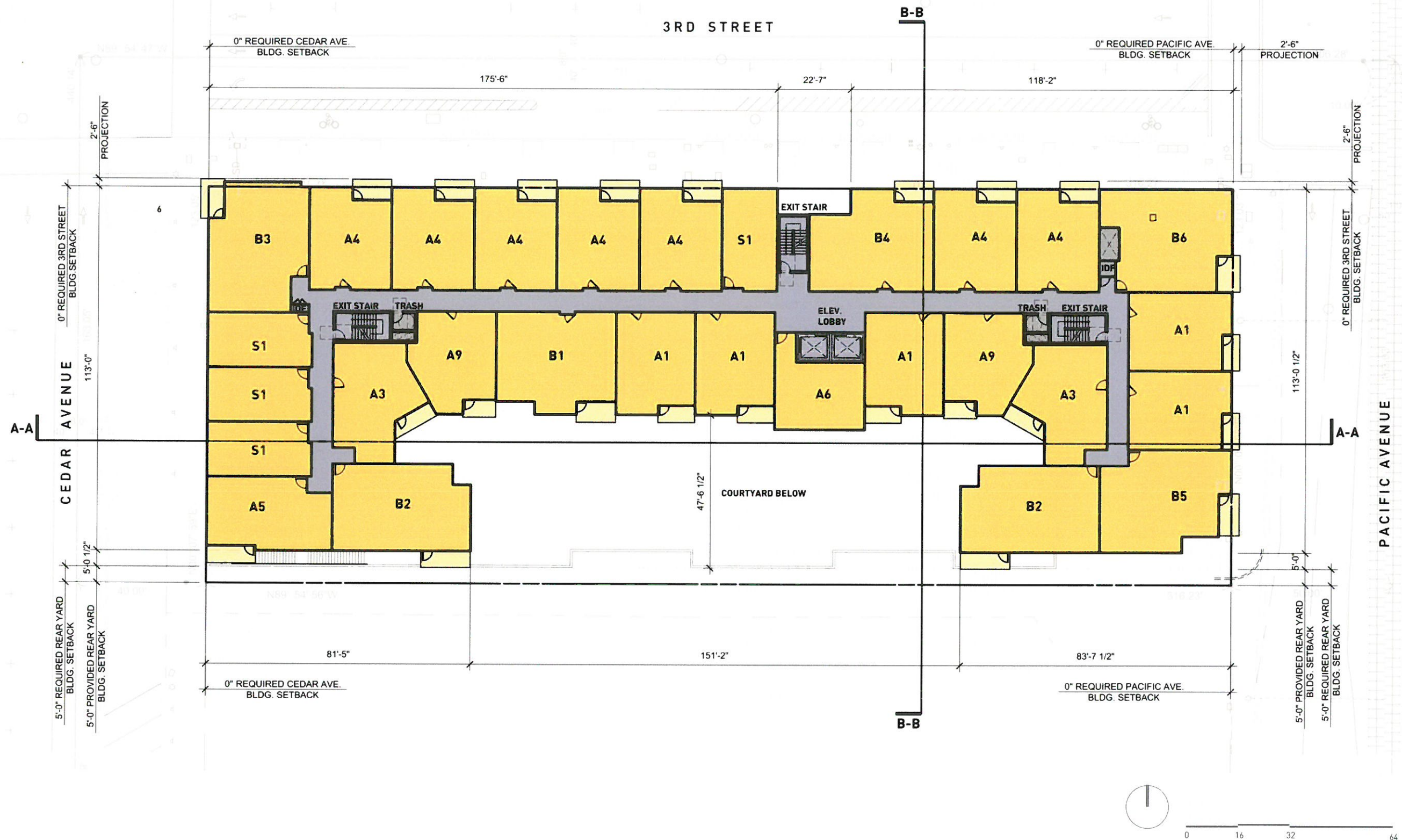


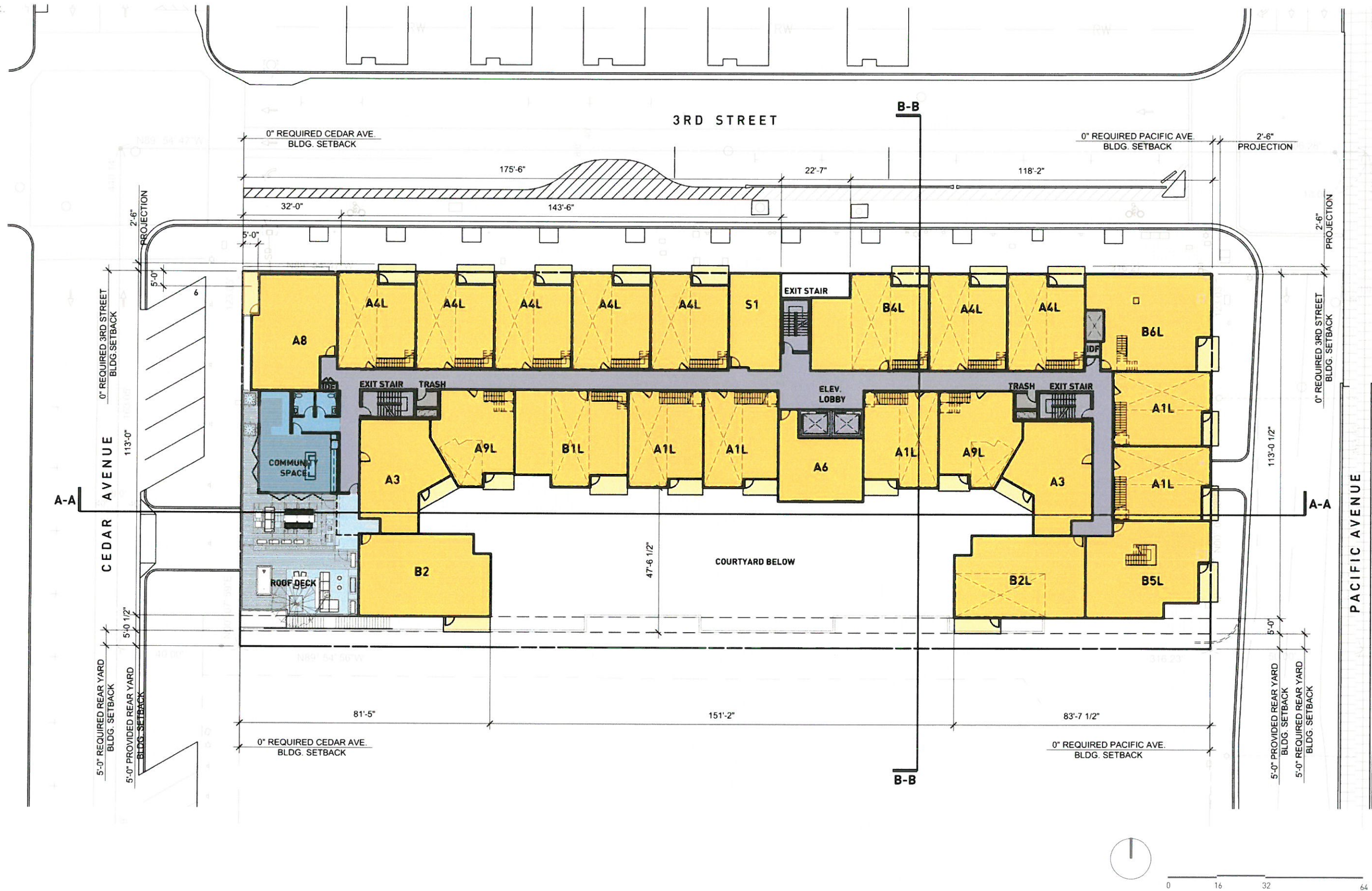


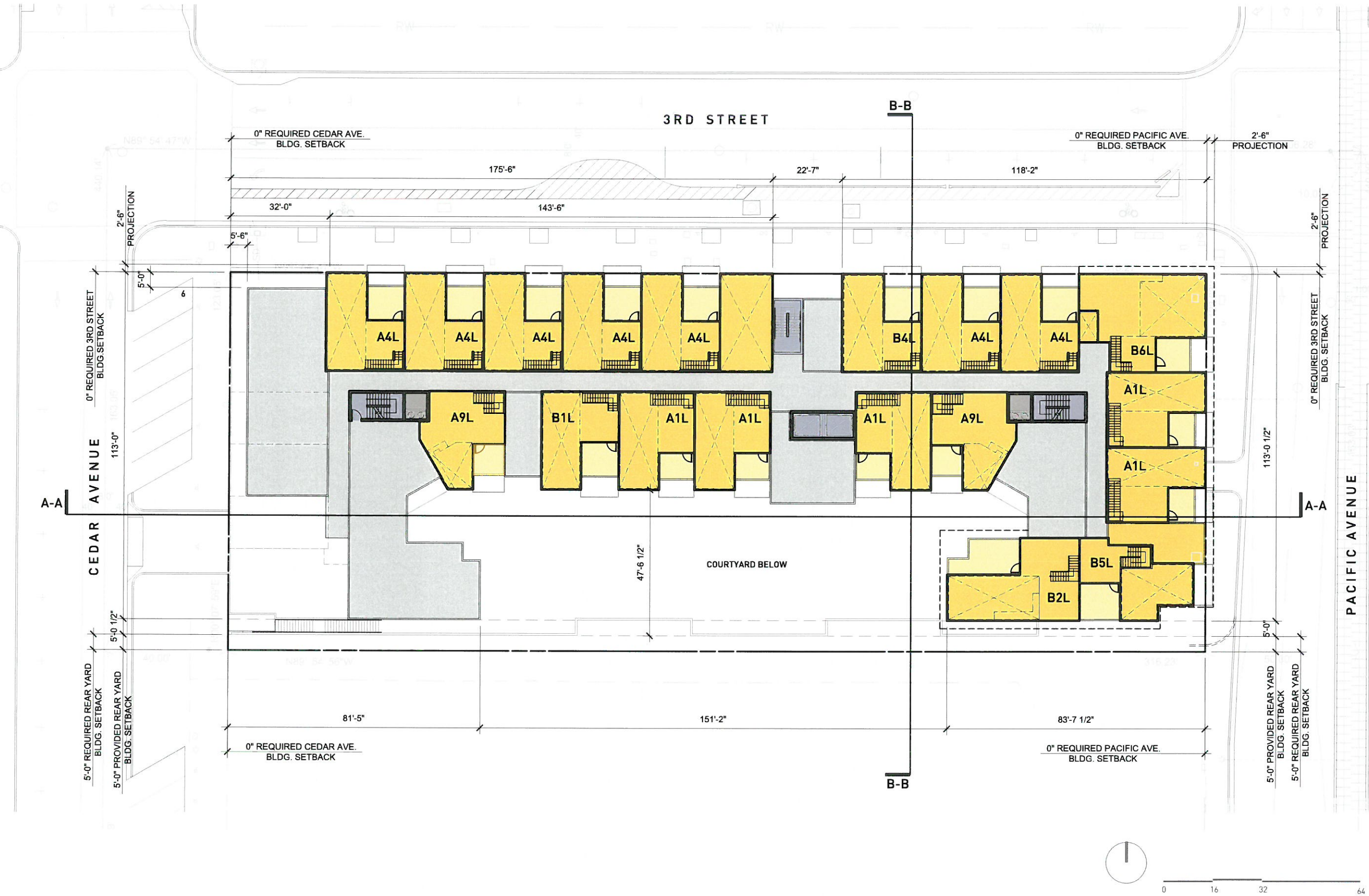


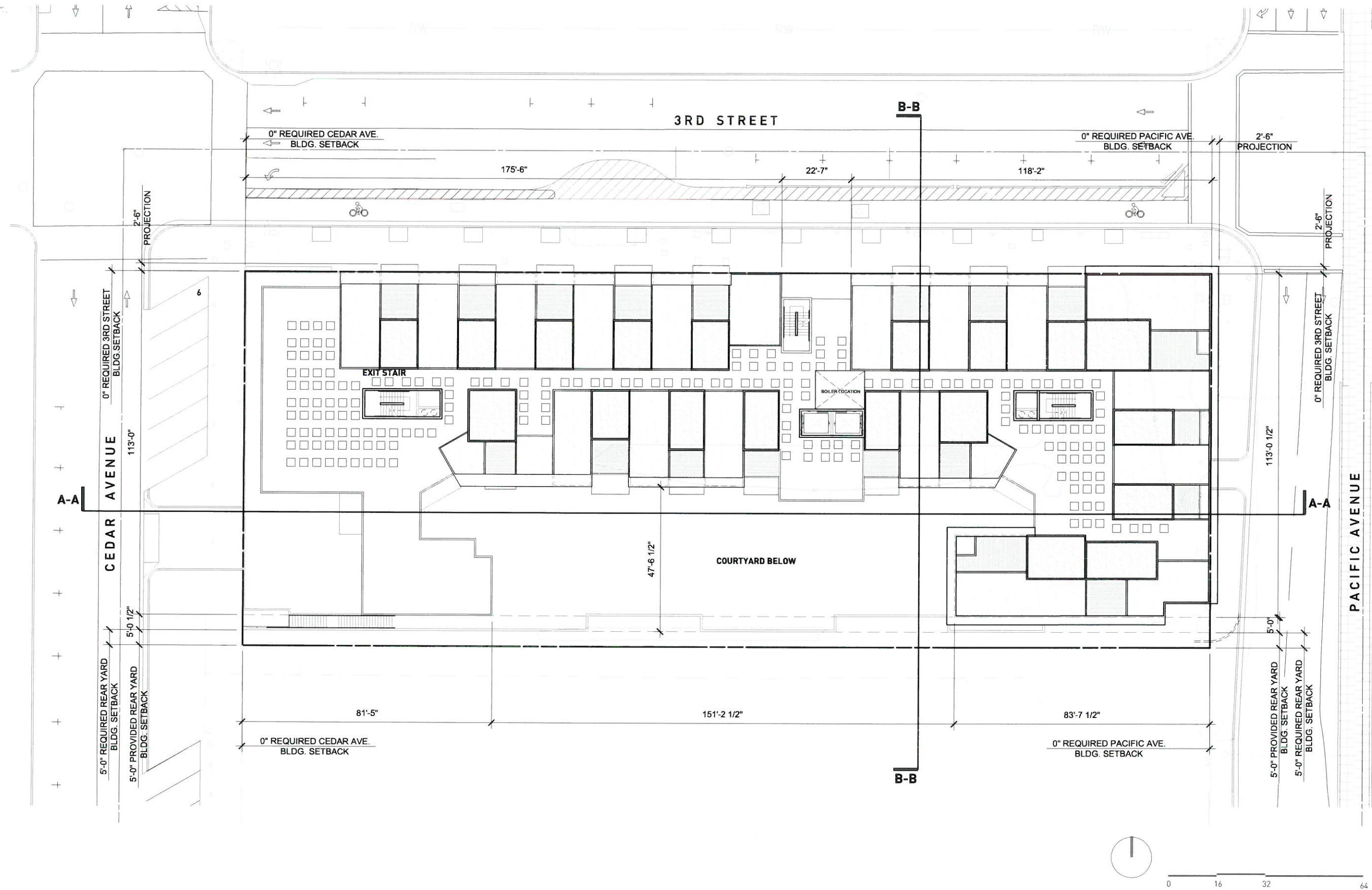


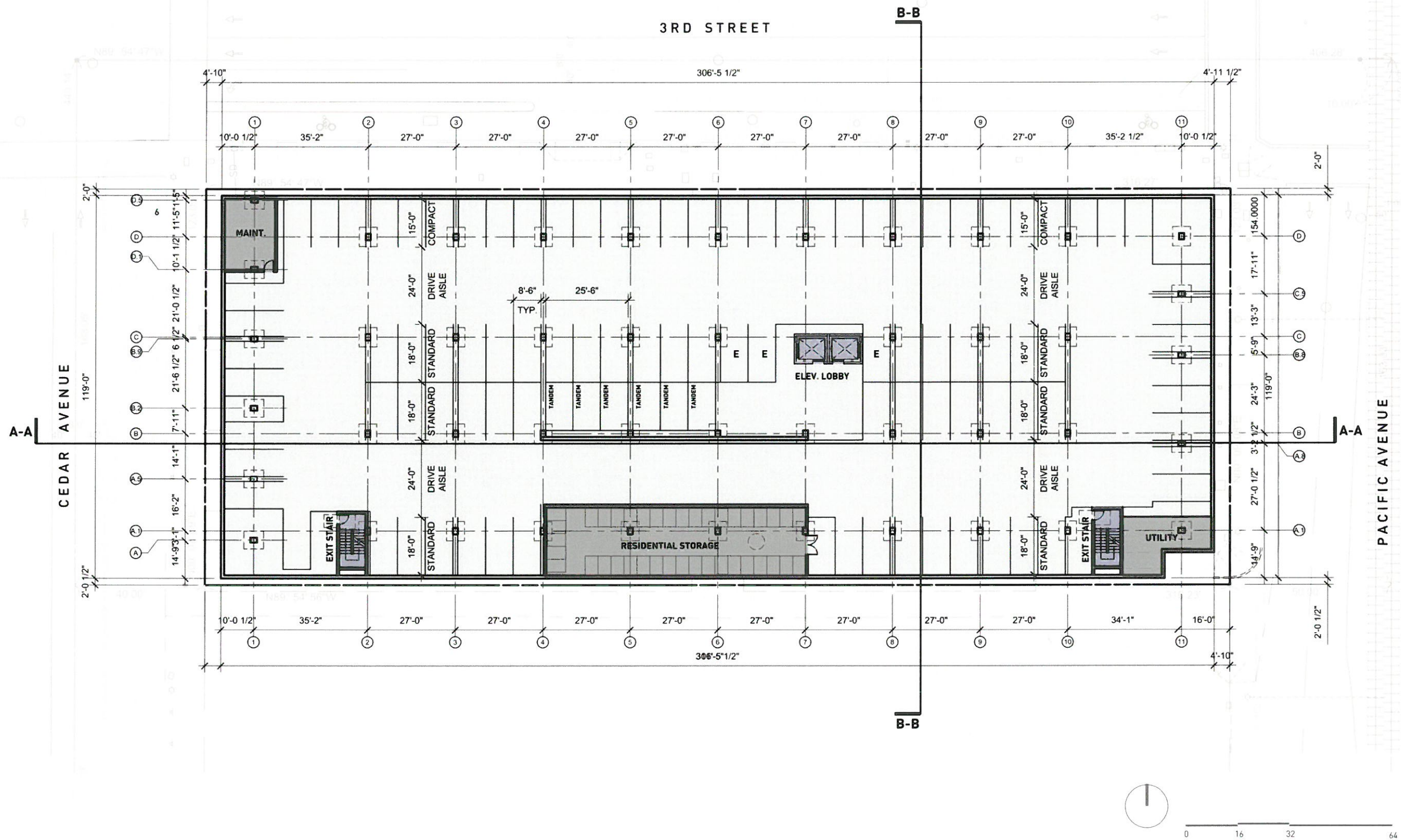


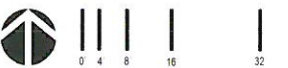
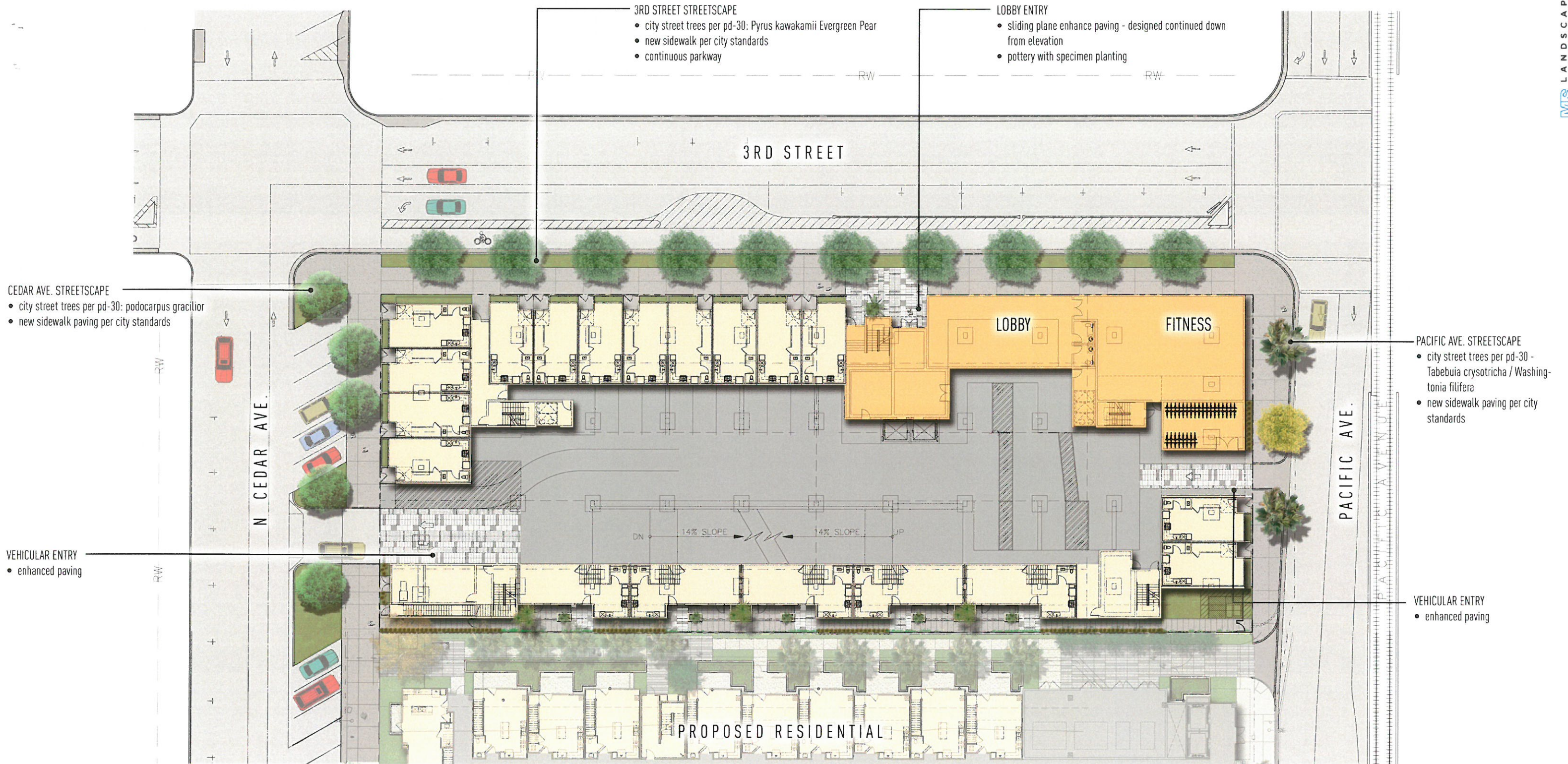


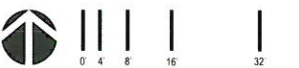




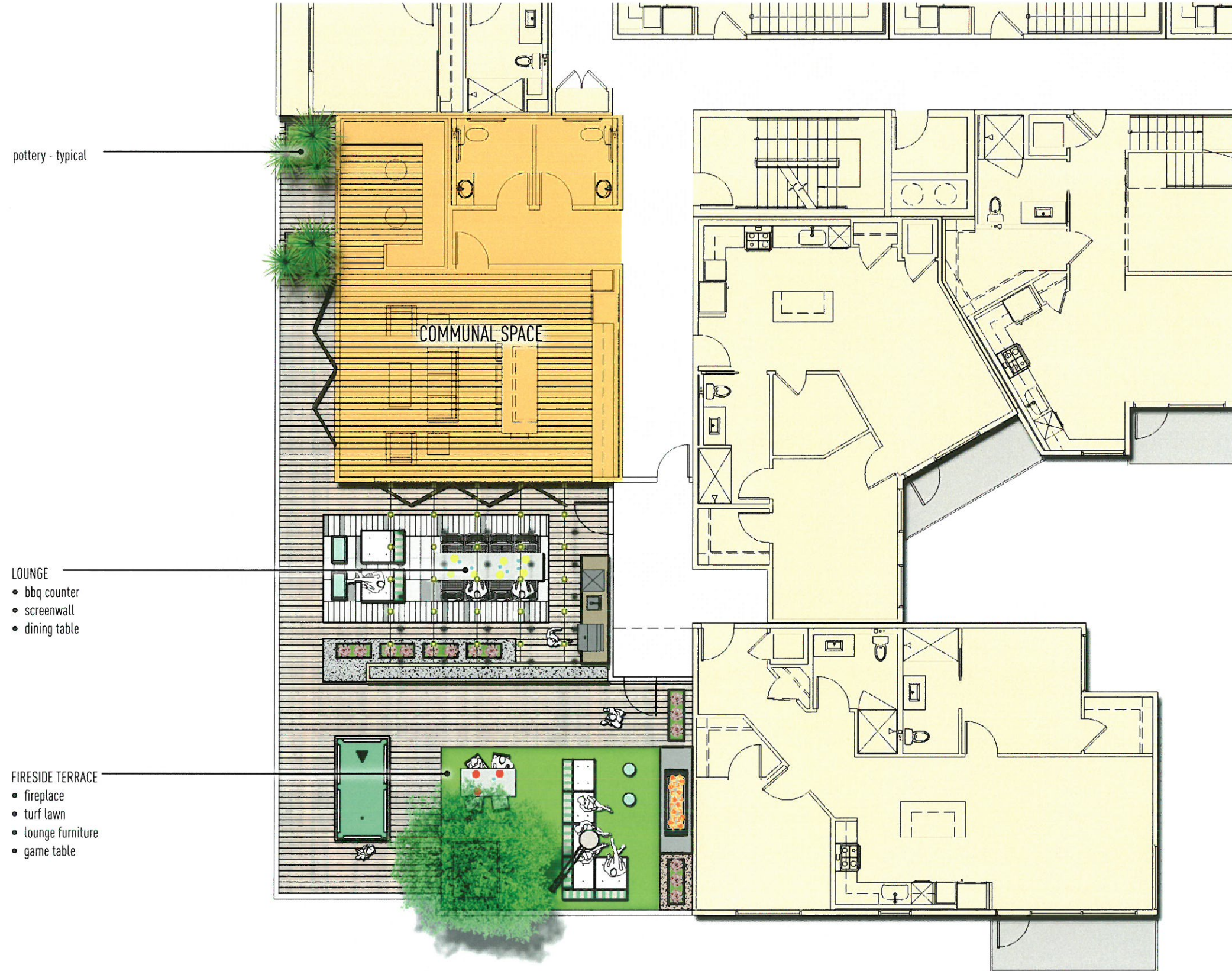


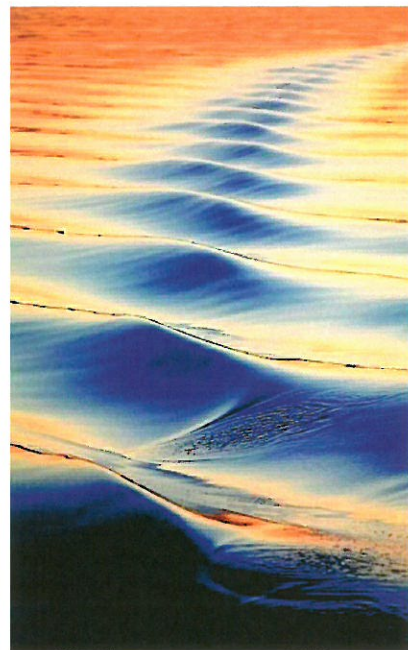


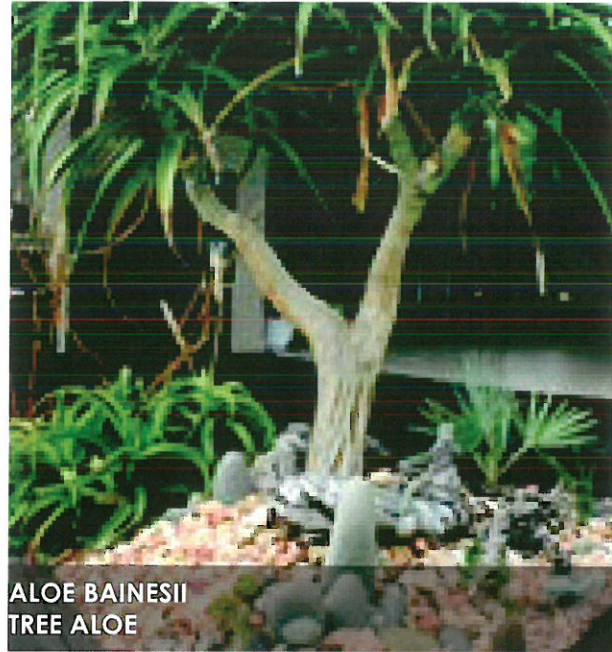




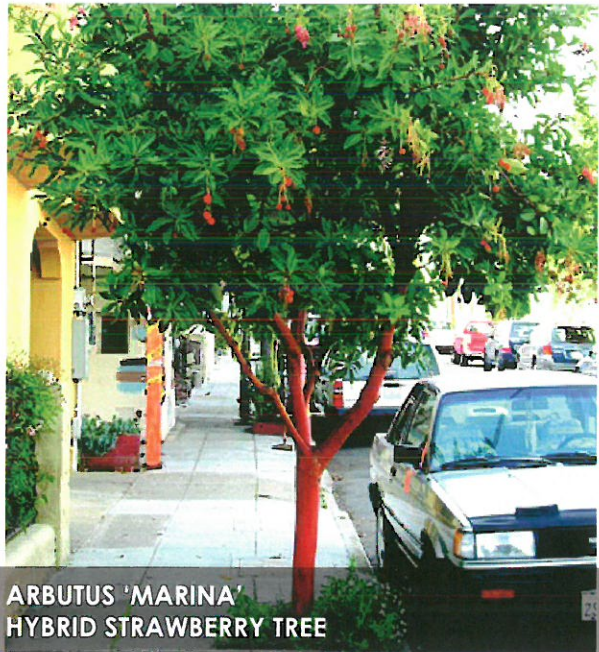




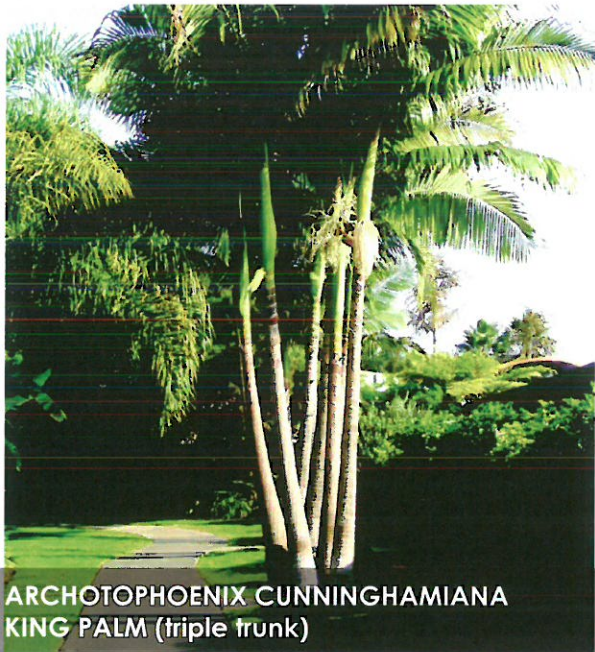




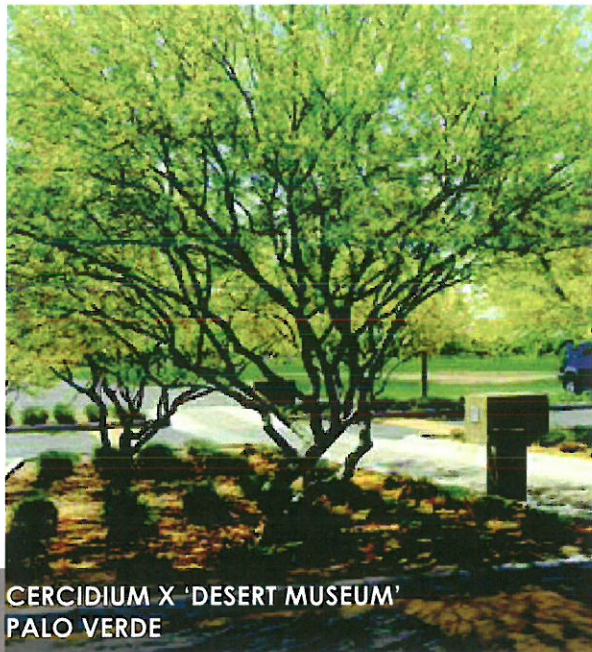
ALOE BAINESII
TREE ALOE



ARBUTUS 'MARINA'
HYBRID STRAWBERRY TREE



ARCHOTOPHOENIX CUNNINGHAMIANA
KING PALM (triple trunk)



CERCIDIUM X 'DESERT MUSEUM'
PALO VERDE



DRACAENA DRACO
DRAGON TREE



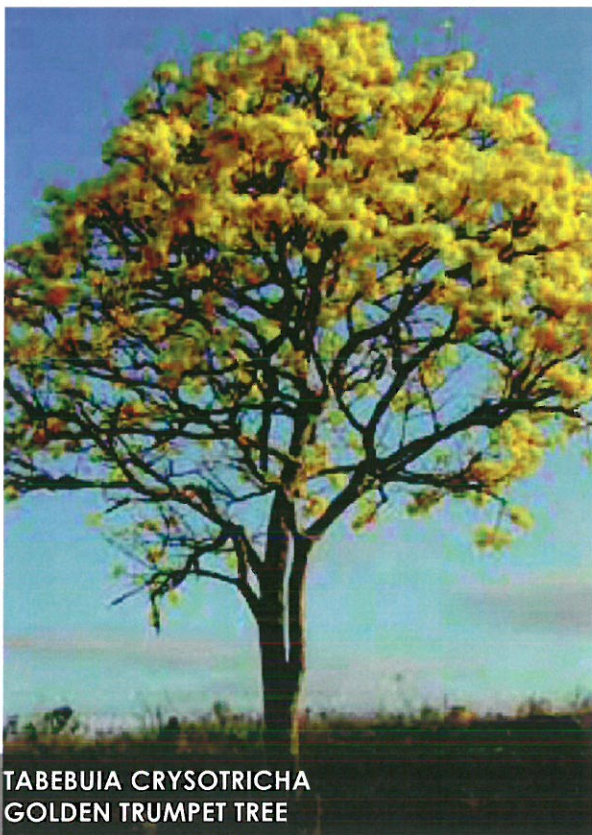
MELALEUCA QUINQUENERVIA
CAJPUT TREE



PODOCARPUS GRACILIOR
FERN PINE



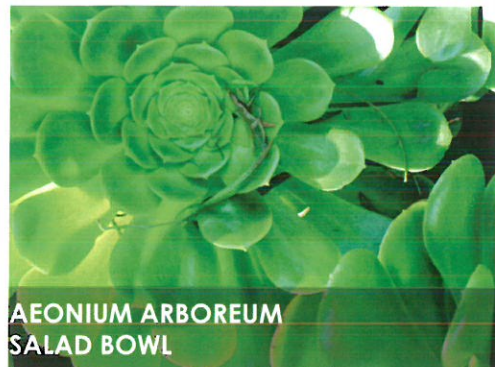
PYRUS KAWAKAMII
EVERGREEN PEAR



TABEBUIA CRYOTRICHIA
GOLDEN TRUMPET TREE



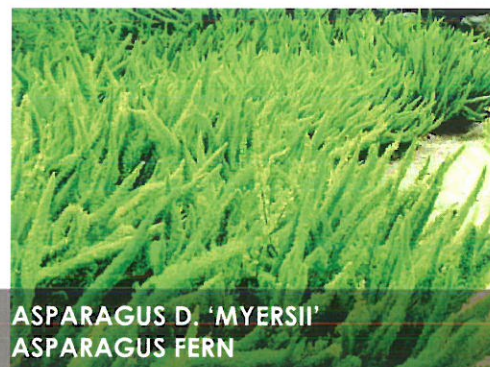
WASHINGTONIA FILIFERA
CALIFORNIA FAN PALM



AEONIUM ARBOREUM
SALAD BOWL



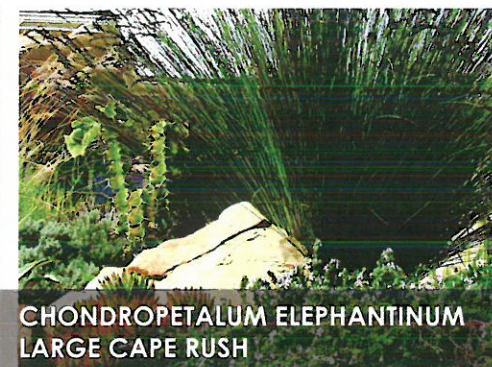
ALOE STRIATA
CORAL ALOE



ASPARAGUS D. 'MYERSII'
ASPARAGUS FERN



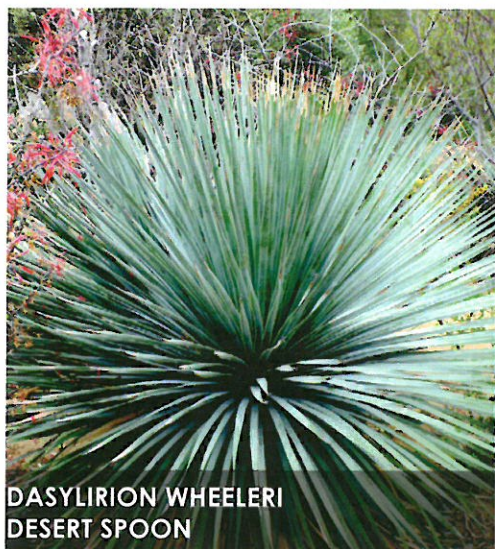
CALLISTEMON 'LITTLE JOHN'
DWARF CALLISTEMON



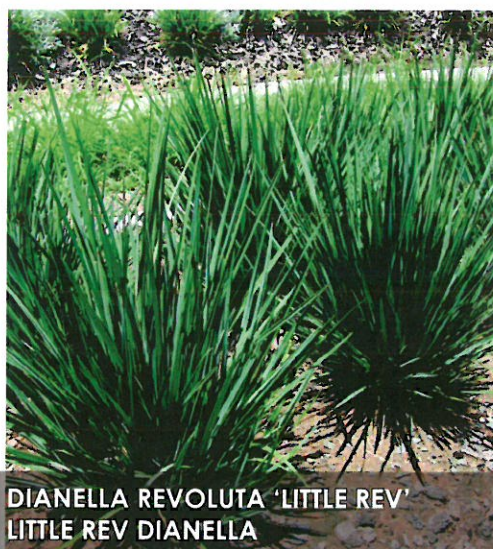
CHONDROPETALUM ELEPHANTINUM
LARGE CAPE RUSH



CORDYLINE AUSTRALIS 'SUNRISE'
SUNRISE CORDYLINE



DASYLIRION WHEELERI
DESERT SPOON



DIANELLA REVOLUTA 'LITTLE REV'
LITTLE REV DIANELLA



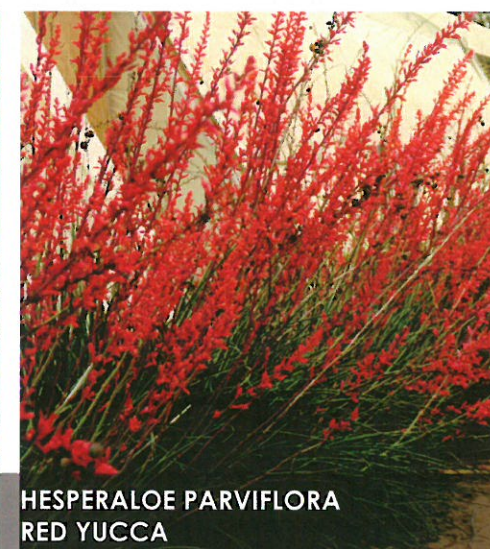
ECHEVERIA PEACOCKII
PEACOCK ECHEVERIA



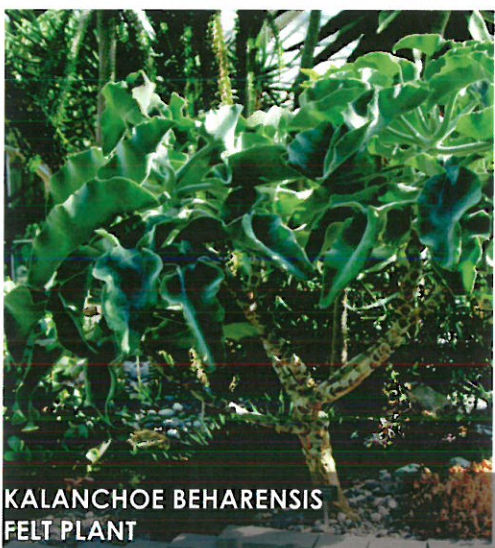
FEIJOA SELLOWIANA
PINEAPPLE GUAVA



FESTUCA OVINA GLAUCA
BLUE FESCUE



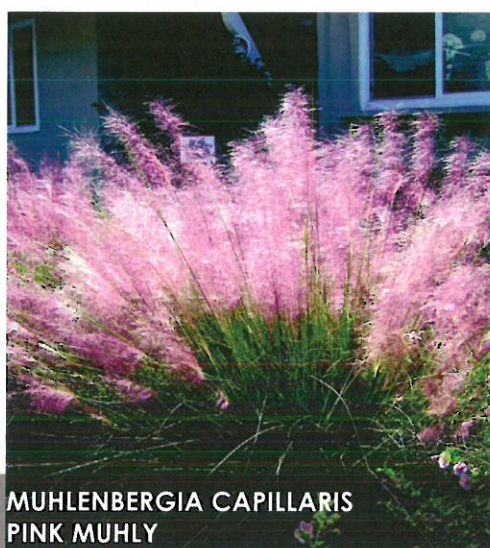
HEPERALOE PARVIFLORA
RED YUCCA



KALANCHOE BEHARENSIS
FELT PLANT



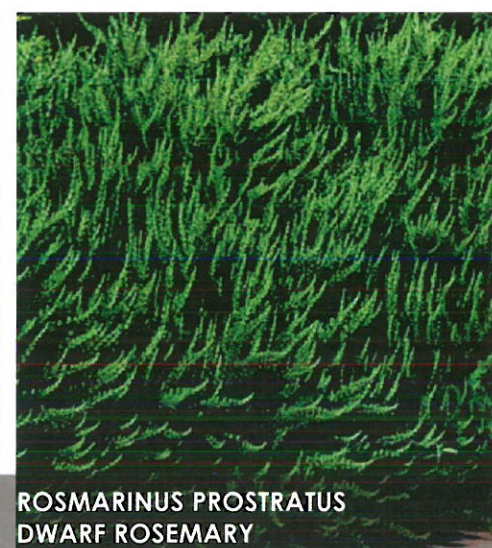
LIMONIUM PEREZII
SEA LAVENDER



MUHLENBERGIA CAPILLARIS
PINK MUHLY



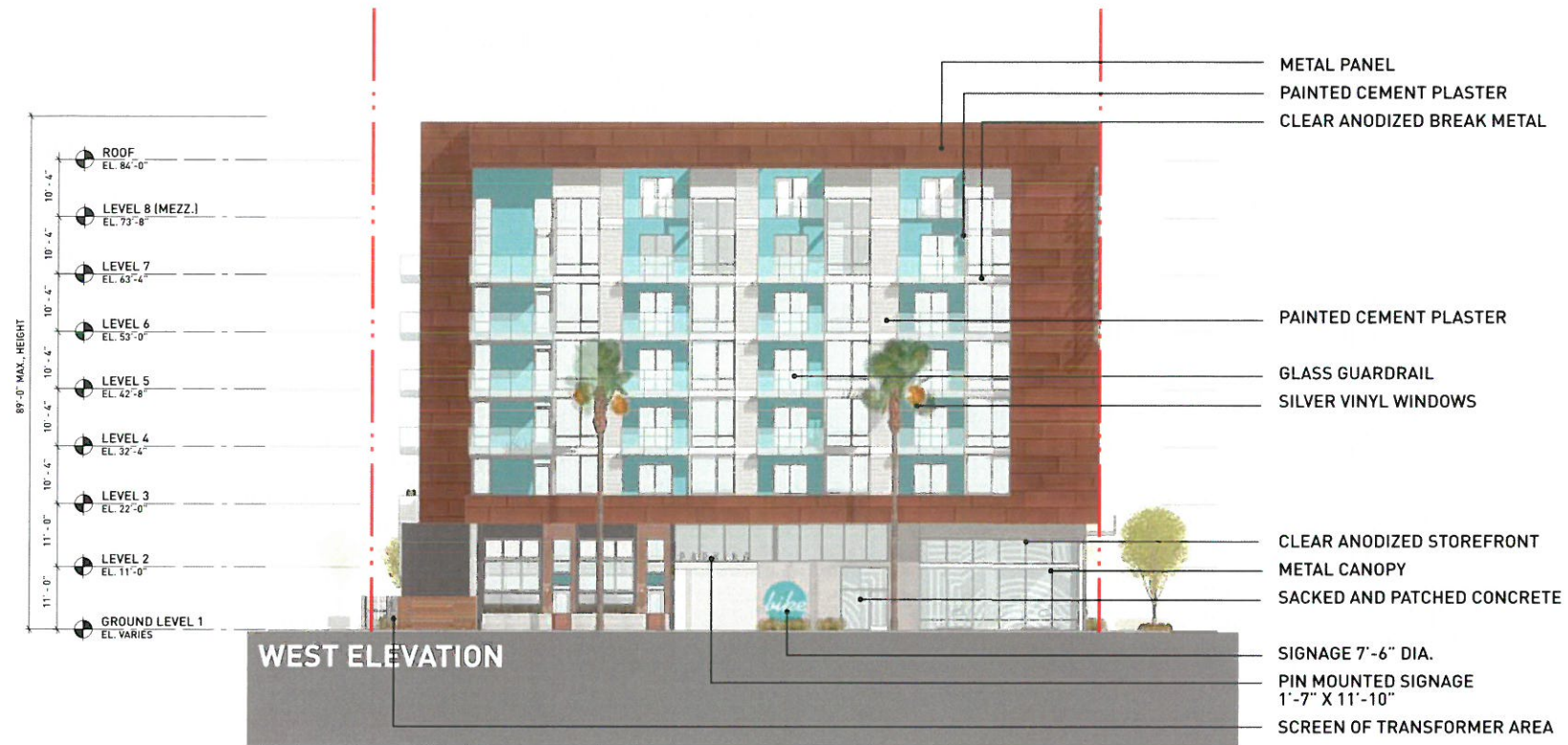
PHORMIUM HYBRIDS
NEW ZEALAND FLAX



ROSMARINUS PROSTRATUS
DWARF ROSEMARY



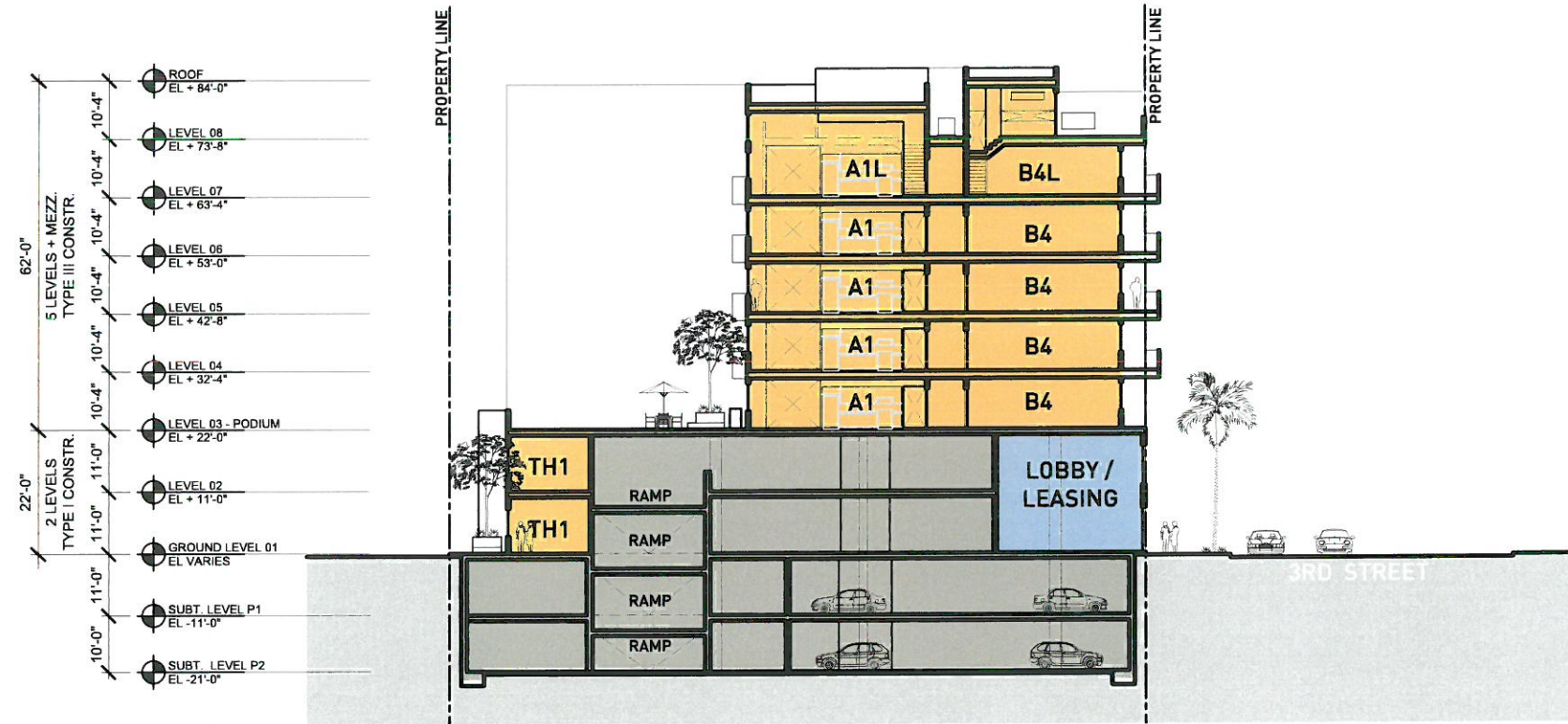
SENECIO MANDRALISCAE
SENECIO



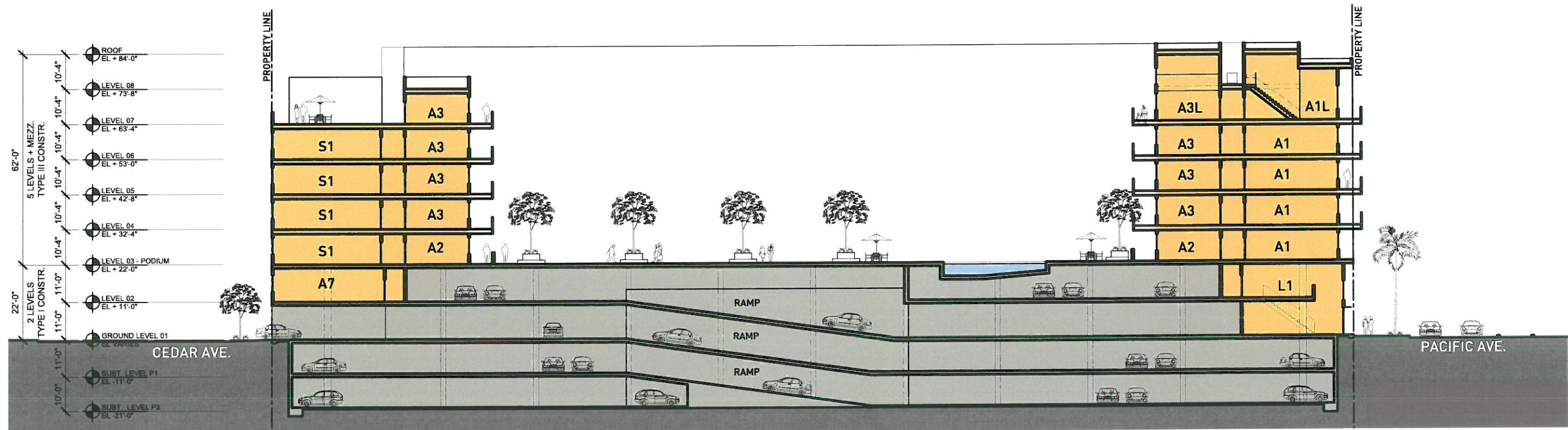
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SECTION B-B



SECTION A-A

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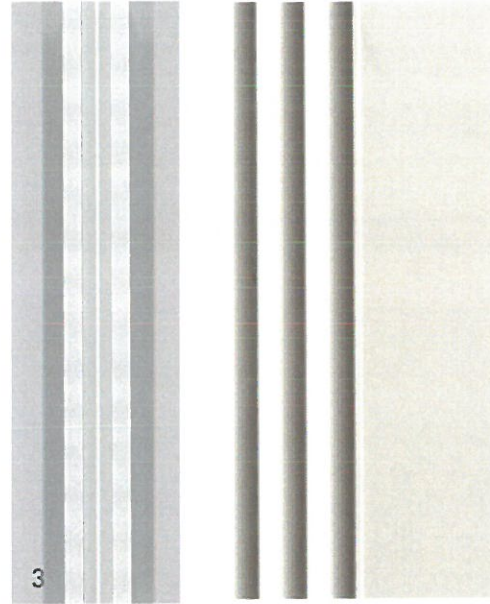
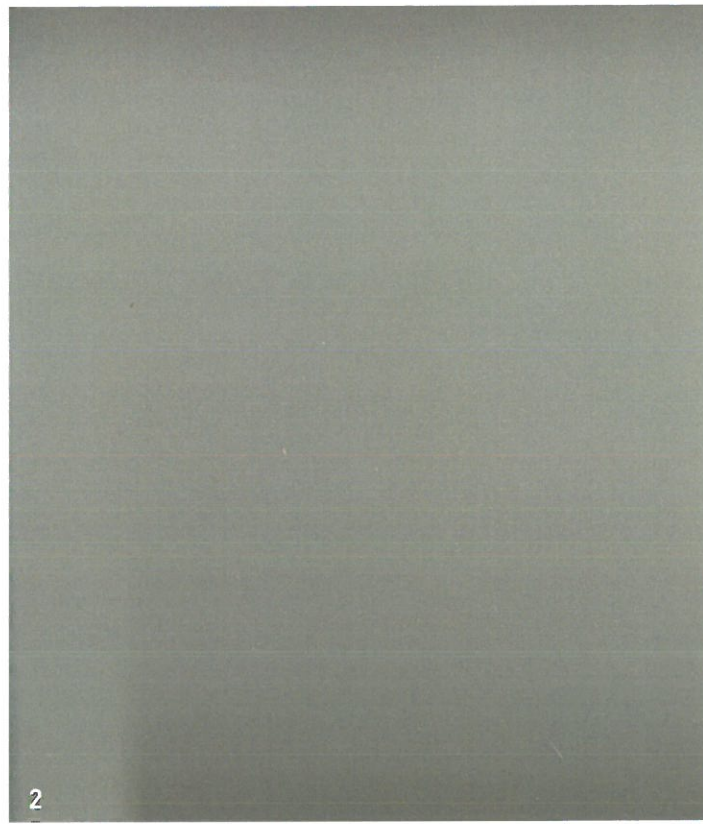
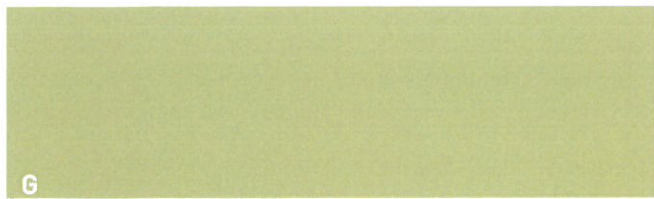
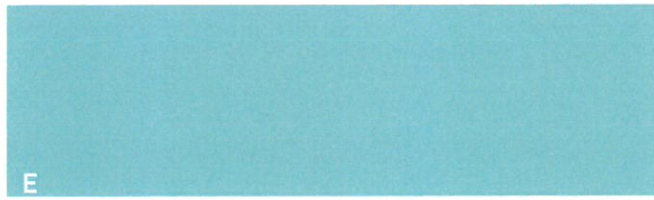
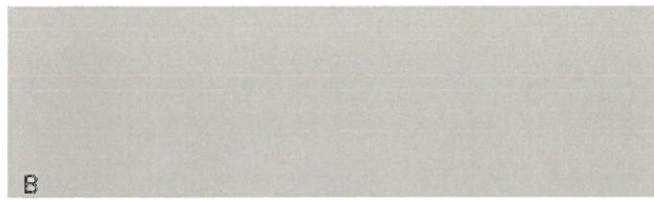








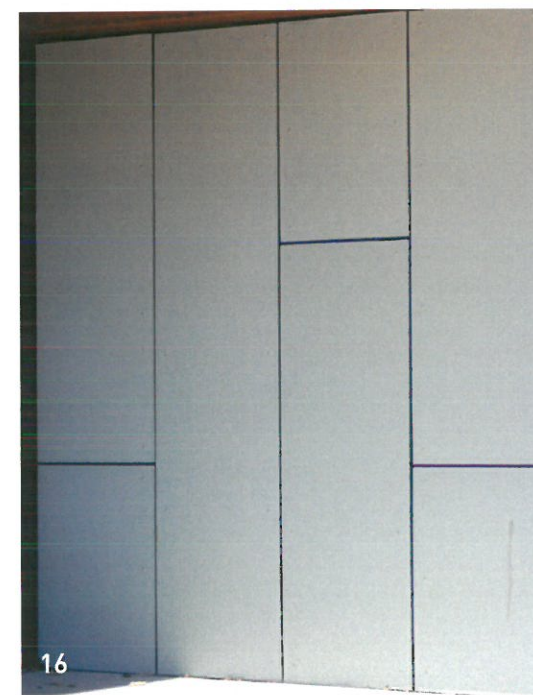
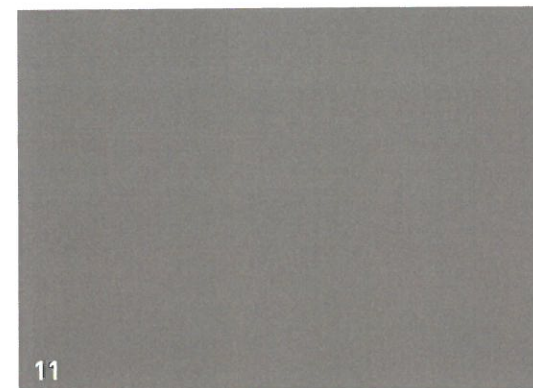
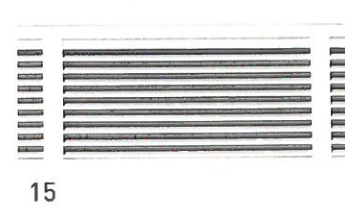
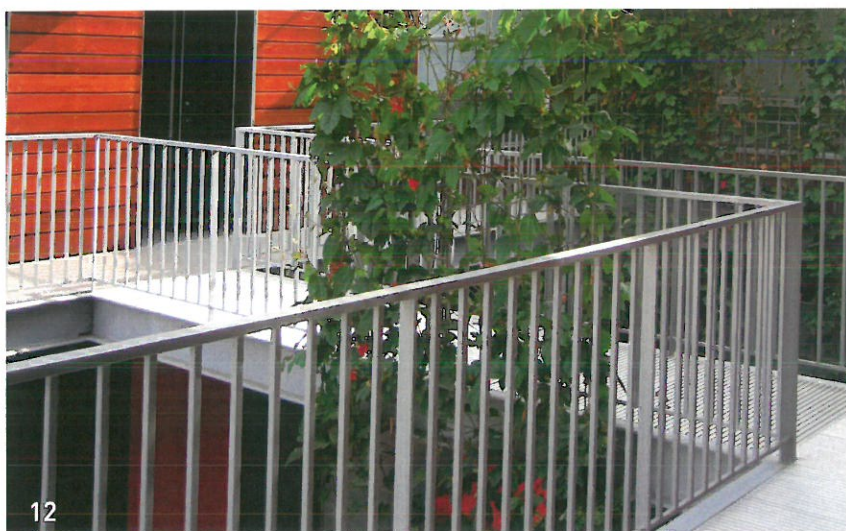




MATERIALS

- A. DUNN EDWARDS - LIGHTHOUSE
- B. DUNN EDWARDS - GRAY PEARL
- C. DUNN EDWARDS- BOAT ANCHOR
- D. DUNN EDWARDS - CARIBBEAN CRUISE
- E. DUNN EDWARDS - WINTER CHILL
- F. DUNN EDWARDS - ACROSS THE BAY
- G. DUNN EDWARDS - EARLY HARVEST

- 1. FOLDING DOOR SYSTEM
- 2. CLEAR INSULATED PERFORMANCE GLAZING
- 3. ALUMINUM REVEAL - 1/4" PROFILE
- 4. CLEAR ANODIZED ALUMINUM STOREFRONT
- 5. COMPOSITE PANEL
- 6. VINYL WINDOWS / DOORS - SILVER FINISH
- 7. PAINTED CEMENT PLASTER
- 8. SACKED & SEALED CONCRETE
- 9. STEEL CANOPY
- 10. STEEL SHADE CANOPY
- 11. METAL PANEL
- 12. METAL PANEL GUARDRAIL
- 13. GLASS GUARDRAIL
- 14. WIRE MESH SCREEN
- 15. METAL LOUVER
- 16. FIBER CEMENT PANEL



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- 15. METAL LOUVER
- 16. FIBER CEMENT PANEL

PROGRESS PROJECT SUMMARY

ZONING SUMMARY

PROJECT SITE INFORMATION	APN #	ADDRESS	LOT AREA	ZONE
	7280-002-914	256 West 3rd Street	0.89 acres 38,911 sf	PD-30 Downtown Plan
		TOTAL LOT AREA	0.89 acres 38,911 sf	

PROPOSED CONSTRUCTION TYPE 5 levels of TYPE III over 2 levels of TYPE I

PROPOSED STORIES 7 stories

SETBACKS		ALLOWED	PROPOSED	NOTES
	Pacific Avenue	0'-0"	0'-0"	(See LBD PD-30 Figure 3-4 + Table 3-8) Provides Required Building Setbacks and requirements
	3rd Street	0'-0"	0'-0"	Lot is NOT adjacent to Neighborhood Overlay therefore 0 feet setback required.
	Cedar Avenue	0'-0"	0'-0"	(d) Setback is 0 feet if the structure is attached to a building on a abutting lot or if no building on an abutting lot is within 5 feet of the property lines. If no attachment can be achieved, a setback of 5 feet is required.
	Interior Setbacks	5'-0"	5'-0" + 10'-0" Light + Air setback	For Zero-Foot-Build-To-Line, up to 20 percent of the building frontage may be set back not more than 5 feet.
RESIDENTIAL UNITS		200 dwelling units approved Civic Center Mater Plan	163 dwelling units	(See LBD PD-30 Table 3-2) for the Downtown Plan Area; Density is regulated through FAR and Height. Minimum unit size 600 sf* (May be reduced from 600 sq. ft. to a minimum of 450 sq. ft. through the Site Plan Review process)
DENSITY	PD 30 Table 3-2 Density is Regulated through FAR and Height		182.5 Du/acre	*(a) Reduced units are high-quality dwelling units (b) Not more than 15% of the total units (c) Private open space requirements are not waived
	223.9 Du/acre approved Civic Center Master Plan			
BUILDING HEIGHT		240 ft.	88 ft.	(See LBD PD-30 Table 3-3) for Building Height and FAR (Floor Area Ratios) Long Beach Municipal Code 21.15.1330 A. The height of a bldg. with a sloped roof is the vertical distance above "grade," to the midpoint height of the highest sloped roof. B. The height of a building with a flat roof is the vertical distance above "grade," to the top of the railing, parapet or coping (whichever is higher). C. The height of a stepped or terraced bldg. is the max. height of any segment of the bldg. D. A sloped room that includes an open roof deck that does not exceed 10% of the footprint of the principal bldg. is considered a sloped roof for purposes of measuring height. E. Elevator and mechanical equipment penthouses shall not be included in the measurement of height for commercial bldgs.
FAR		8.0	3.6	(See LBD PD-30 Table 3-3) for Building Height and FAR (Floor Area Ratios)
GROSS BUILDING AREA		311,288 sf	139,626 sf	Total Building Area = Lot Area x FAR

PROPOSED BUILDING AREA SUMMARY (FAR)		Note: Parking garage area not counted in FAR per City of Long Beach precedent	
LEVEL	DESCRIPTION	GROSS AREA	
P2	Subterranean Parking Garage	36,802 sf	
P1	Subterranean Parking Garage	36,802 sf	
1	Residential Lobby + Leasing	2,853 sf	
	Residential Fitness	2,177 sf	
	Bicycle Kitchen / Bicycle Parking	437 sf	
	Dog Wash / Storage	223 sf	
	Residential	10,005 sf	
	Exit Stairs + Utility	3,002 sf	
	Parking Garage	15,603 sf	
2	Residential	12,866 sf	
	Residential Lobby	862 sf	
	Exit Stairs + Utility	3,730 sf	
	Parking Garage	13,899 sf	
3	Residential + Community Space	23,964 sf	
	Lobbies, Exit Stairs + Utility	3,583 sf	
4	Residential	23,964 sf	
	Lobbies, Exit Stairs + Utility	3,583 sf	
5	Residential	23,964 sf	
	Lobbies, Exit Stairs + Utility	3,583 sf	
6	Residential	23,964 sf	
	Lobbies, Exit Stairs + Utility	3,583 sf	
7	Residential + Community Space	22,023 sf	
	Lobbies, Exit Stairs + Utility	3,697 sf	
8	Residential	2,751 sf	
	Lobbies, Exit Stairs + Utility	510 sf	
SUBTOTAL PROPOSED BUILDING AREA		278,430 sf	
EXEMPT GARAGE SQUARE FOOTAGE =		163 dwelling units x 400 sf =	65,200 sf
		P2 subterranean garage considered basement	36,802 sf
		P1 subterranean garage considered basement	36,802 sf
SUBTOTAL EXEMPT GARAGE		138,804 sf	
TOTAL PROPOSED BUILDING AREA (FAR)		139,626 sf	

PROGRAM SUMMARY						
RESIDENTIAL UNIT SUMMARY						
sf * = rough square footage pending unit development						
PLAN	DESCRIPTION		QNTY.		GROSS AREA	GROSS AREA SUBTOTAL
A1	1 Bdrm + 1 Bath	flat	12	(7.4%)	751 sf	9,012 sf
A1L-MEZZ	1 Bdrm + 1 Bath + Den	loft	3	(1.8%)	904 sf	2,712 sf
A2	1 Bdrm + 1 Bath	flat	10	(6.1%)	738 sf	7,380 sf
A3	1 Bdrm + 1 Bath	flat	8	(4.9%)	721 sf	5,768 sf
A3L-MEZZ	1 Bdrm + 1 Bath + Den	loft	2	(1.2%)	863 sf	1,726 sf
A4	1 Bdrm + 1 Bath	flat	28	(17.2%)	774 sf	21,672 sf
A4L-MEZZ	1 Bdrm + 1 Bath + Den	loft	7	(4.3%)	931 sf	6,517 sf
A5	1 Bdrm + 1 Bath	flat	4	(2.5%)	831 sf	3,324 sf
A6	1 Bdrm + 1 Bath	flat	4	(2.5%)	635 sf	2,540 sf
A7	1 Bdrm + 1 Bath	flat	4	(2.5%)	679 sf	2,716 sf
B1	2 Bdrm + 2 Bath	flat	4	(2.5%)	1,079 sf	4,316 sf
B1L-MEZZ	2 Bdrm + 2 Bath + Den	loft	1	(0.6%)	1,235 sf	1,235 sf
B2	2 Bdrm + 2 Bath	flat	9	(5.5%)	1,182 sf	10,638 sf
B2L-MEZZ	2 Bdrm + 2 Bath + Den	loft	1	(0.6%)	1,392 sf	1,392 sf
B3	2 Bdrm + 2 Bath	flat	4	(2.5%)	1,110 sf	4,440 sf
B4	2 Bdrm + 2 Bath	flat	4	(2.5%)	1,085 sf	4,340 sf
B4L-MEZZ	2 Bdrm + 2 Bath + Den	loft	1	(0.6%)	1,241 sf	1,241 sf
B5	2 Bdrm + 2 Bath	flat	4	(2.5%)	1,183 sf	4,732 sf
B5L-MEZZ	2 Bdrm + 2 Bath + Den	loft	1	(0.6%)	1,385 sf	1,385 sf
B6	2 Bdrm + 2 Bath	flat	4	(2.5%)	1,213 sf	4,852 sf
B6L-MEZZ	2 Bdrm + 2 Bath + Den	loft	1	(0.6%)	1,423 sf	1,423 sf
B7	2 Bdrm + 2 Bath	flat	1	(0.6%)	1,000 sf	1,000 sf
S1	Studio	flat	12	(7.4%)	538 sf	6,456 sf
S2	Studio	flat	5	(3.1%)	544 sf	2,720 sf
S3	Studio	flat	8	(4.9%)	713 sf	5,704 sf
S3L-MEZZ	Studio + Den	loft	2	(1.2%)	923 sf	1,846 sf
TH1	2 Bdrm + 2.5 Bath	townhome	5	(3.1%)	1,330 sf	6,650 sf
L1	1 Bdrm + 1 Bath	loft	14	(8.6%)	860 sf	12,040 sf
RESIDENTIAL TOTAL			163 dwelling units			139,777 sf

PARKING SUMMARY				
REQUIRED VEHICULAR PARKING				
RESIDENTIAL				
	1.0 space per unit	163 dwelling units x	1.00 spaces =	163 spaces
	Guest 1/4 space per unit	163 dwelling units x	0.25 spaces =	40.75 spaces
				203.75 spaces
TOTAL REQUIRED RESIDENTIAL PARKING				204 spaces
TOTAL REQUIRED VEHICULAR PARKING				204 spaces

PROPOSED VEHICULAR PARKING			
RESIDENTIAL			
	STANDARDS PARKING	64%	156 spaces
	HANDICAPPED PARKING	3%	7 spaces
	COMPACT PARKING	29%	70 spaces
	TANDEM PARKING	5%	11 spaces
TOTAL PROPOSED VEHICULAR PARKING			244 spaces

REQUIRED BICYCLE PARKING			
RESIDENTIAL			
	(1.0 space for every five dwelling units)		
	163 dwelling units / 5 =		32.6 bicycle spaces
TOTAL REQUIRED RES. BICYCLE SPACES			33 bicycle spaces
TOTAL REQUIRED BICYCLE PARKING SPACES			33 bicycle spaces

PROPOSED BICYCLE PARKING			
RESIDENTIAL			
			50 bicycle spaces
TOTAL PROPOSED BICYCLE PARKING SPACES			50 bicycle spaces

OPEN SPACE SUMMARY				
REQUIRED OPEN SPACE				
RESIDENTIAL				
COMMON OUTDOOR		15% of lot area	=	5,837 sf
COMMON INDOOR		Each project shall provide at least one community room of at least 500 sf.	=	500 sf
TOTAL REQUIRED RESIDENTIAL COMMON OPEN SPACE				6,337 sf
RESIDENTIAL PRIVATE				
		Private Open Space	=	2,934 sf
		At least 50% of all residential D.U. shall provide private open space on a balcony, patio or roof terrace.		
		Minimum area of private open space is 36 sf with a minimum width of 6 feet.		
TOTAL REQUIRED RESIDENTIAL PRIVATE OPEN SPACE				2,934 sf
PROPOSED OPEN SPACE				
RESIDENTIAL				
COMMON OUTDOOR		Podium Level Courtyard		7,200 sf
		Roof level Outdoor Deck		1,480 sf
TOTAL PROPOSED COMMON OUTDOOR				8,680 sf
COMMON INDOOR				
		Ground Floor Fitness rooms		2,177 sf
		Courtyard Level Community room		635 sf
		Roof level Community room		750 sf
TOTAL PROPOSED COMMON INDOOR				3,562 sf
TOTAL PROPOSED RESIDENTIAL COMMON OPEN SPACE				12,242 sf
RESIDENTIAL PRIVATE				
		Private Open Space (minimum 50% units x 36 sf)		2,934 sf
TOTAL PROPOSED RESIDENTIAL PRIVATE OPEN SPACE				2,934 sf

RESIDENTIAL AMMENITY (STORAGE) SUMMARY			
REQUIRED STORAGE			
RESIDENTIAL	(Residential developments consisting of 21 units or more shall provide storage space subject to the discretion of the Site Plan Review Committee. Each storage space shall be a minimum of 25 sq. ft. in area and shall contain not less than 175 cubic feet.)		
PROPOSED STORAGE			
RESIDENTIAL	1 storage space (25 sq. ft. min + 175 cubic ft.) per every 10 units		
	163 dwelling units / 10 =		16 storage units
TOTAL PROPOSED STORAGE UNITS			16 storage units