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Westside Gateway Long Beach, CA



Existing Conditions Site Image



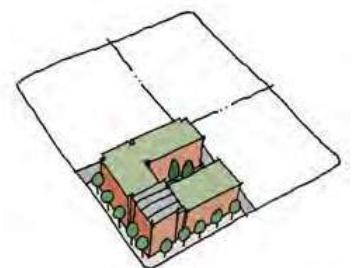
Site Planning Objectives

Urban Design Objectives As Outlined In

The Community Plan:

1. Varied block structure
2. Strong pedestrian focus
3. Architectural diversity

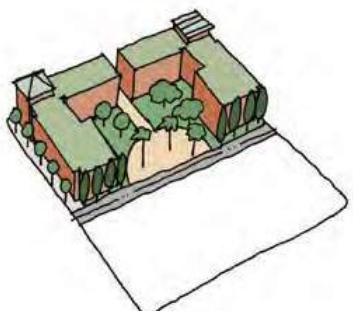
QUARTER BLOCK



Quarter-block developments in Downtown Long Beach are usually designed on a lot size of approximately 0.5 acre.



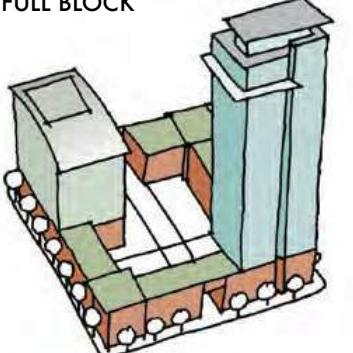
HALF BLOCK



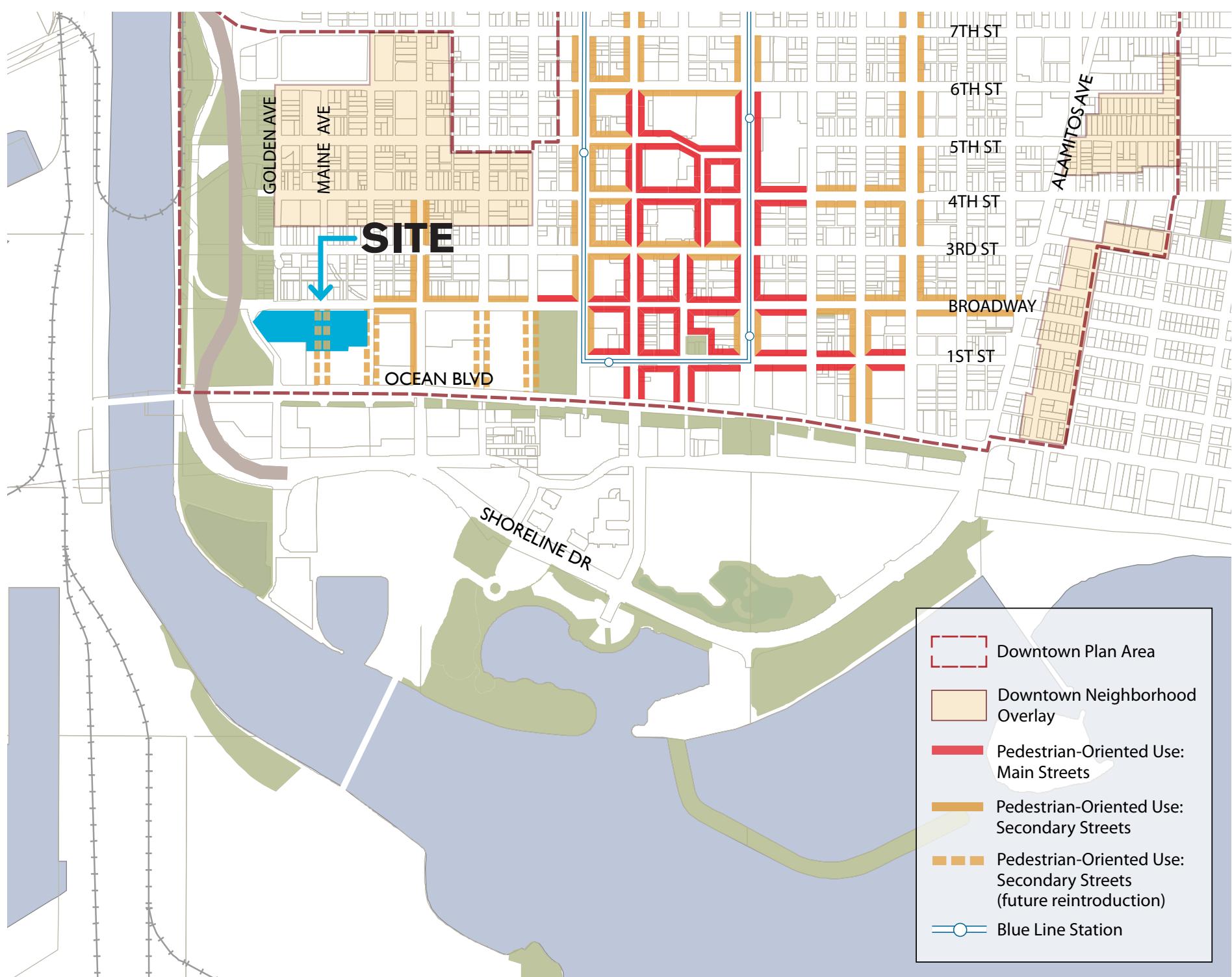
Half-block developments in Downtown Long Beach are usually designed on a lot size of approximately 1.25 acres.



FULL BLOCK

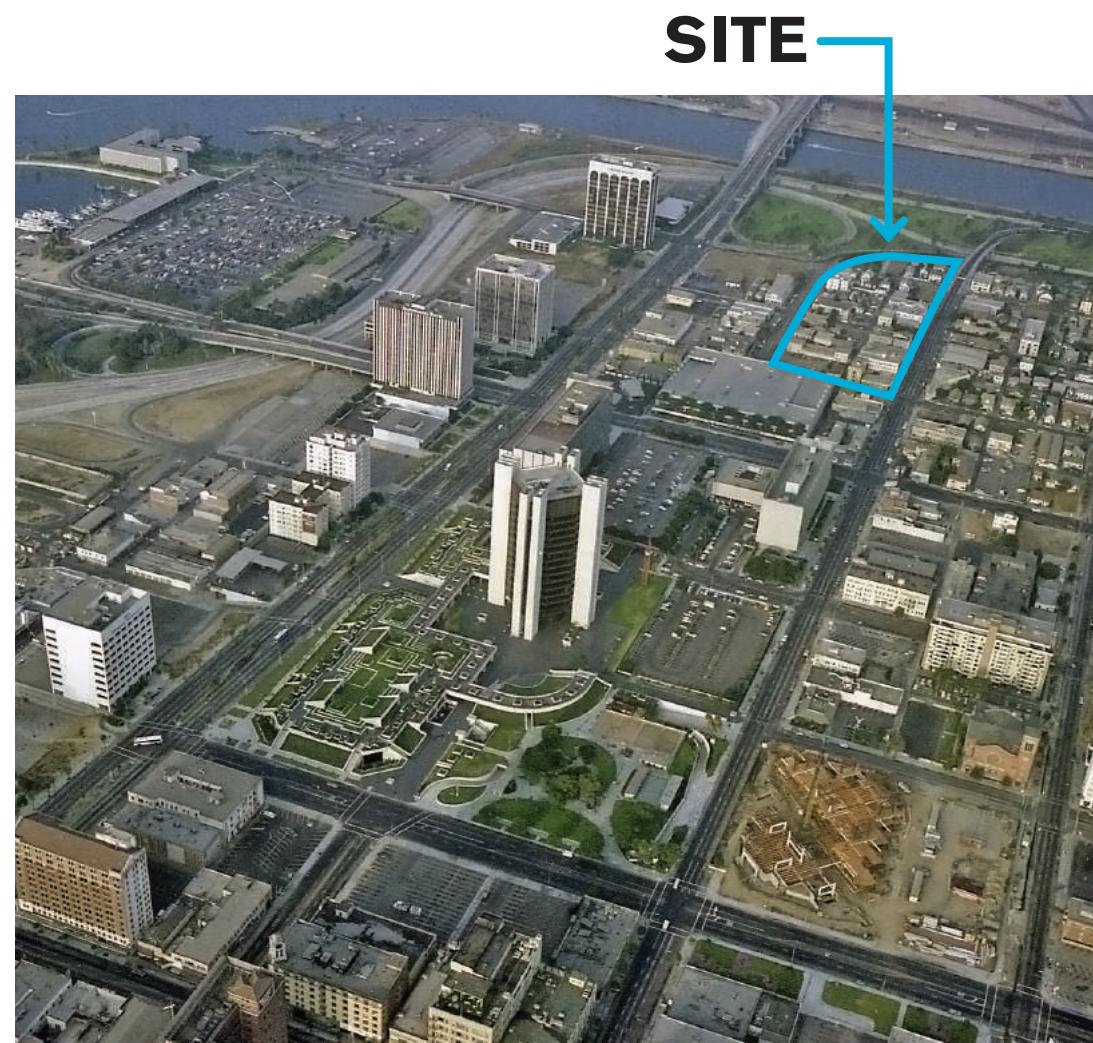


Full-block developments in Downtown Long Beach are usually designed on a lot size of approximately 2.5 acres.

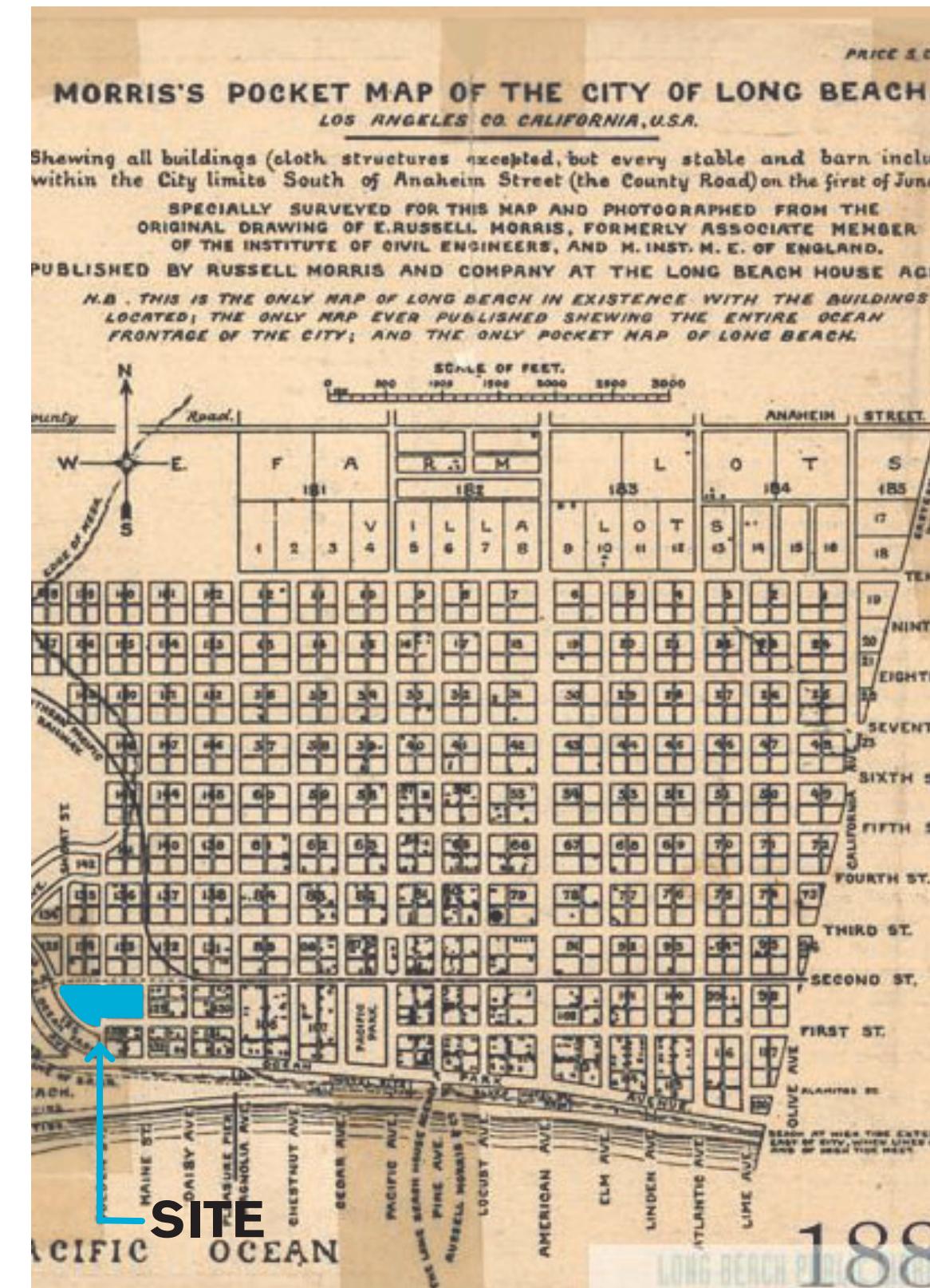


Site History

Historically a neighborhood of smaller structures, this site was cleared for the construction of the World Trade Center and adjacent hotel and parking lots in the 1980s. This project seeks to break down the megablock, reintroducing the historical street grid and bringing housing, live-work, and retail spaces to round out a vibrant, mixed use district. This project seeks to restore the human scale of the past, while looking forward to the future of a reinvigorated district at the western gateway to the city.



AERIAL PHOTO BEFORE WTC CONSTRUCTION

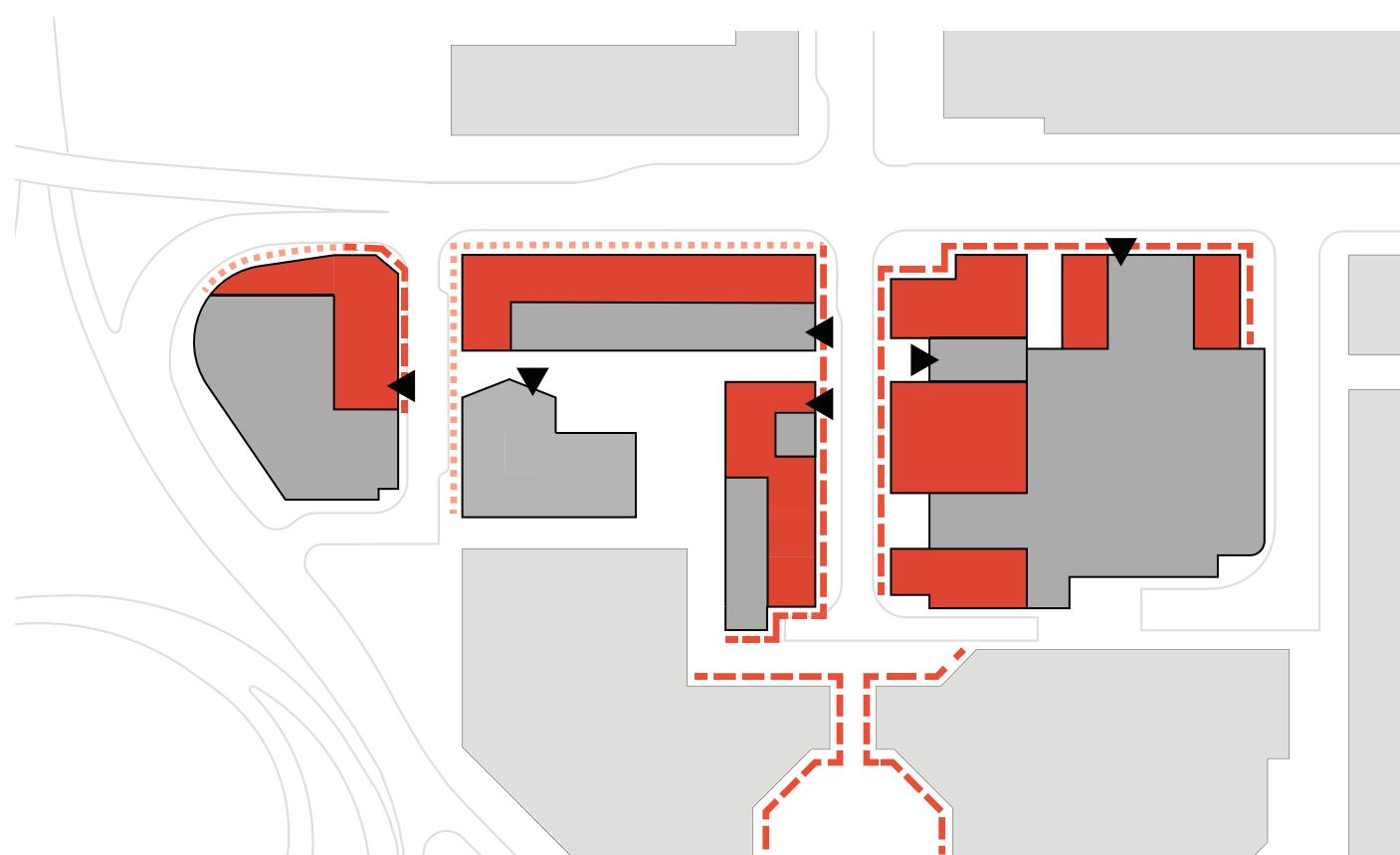
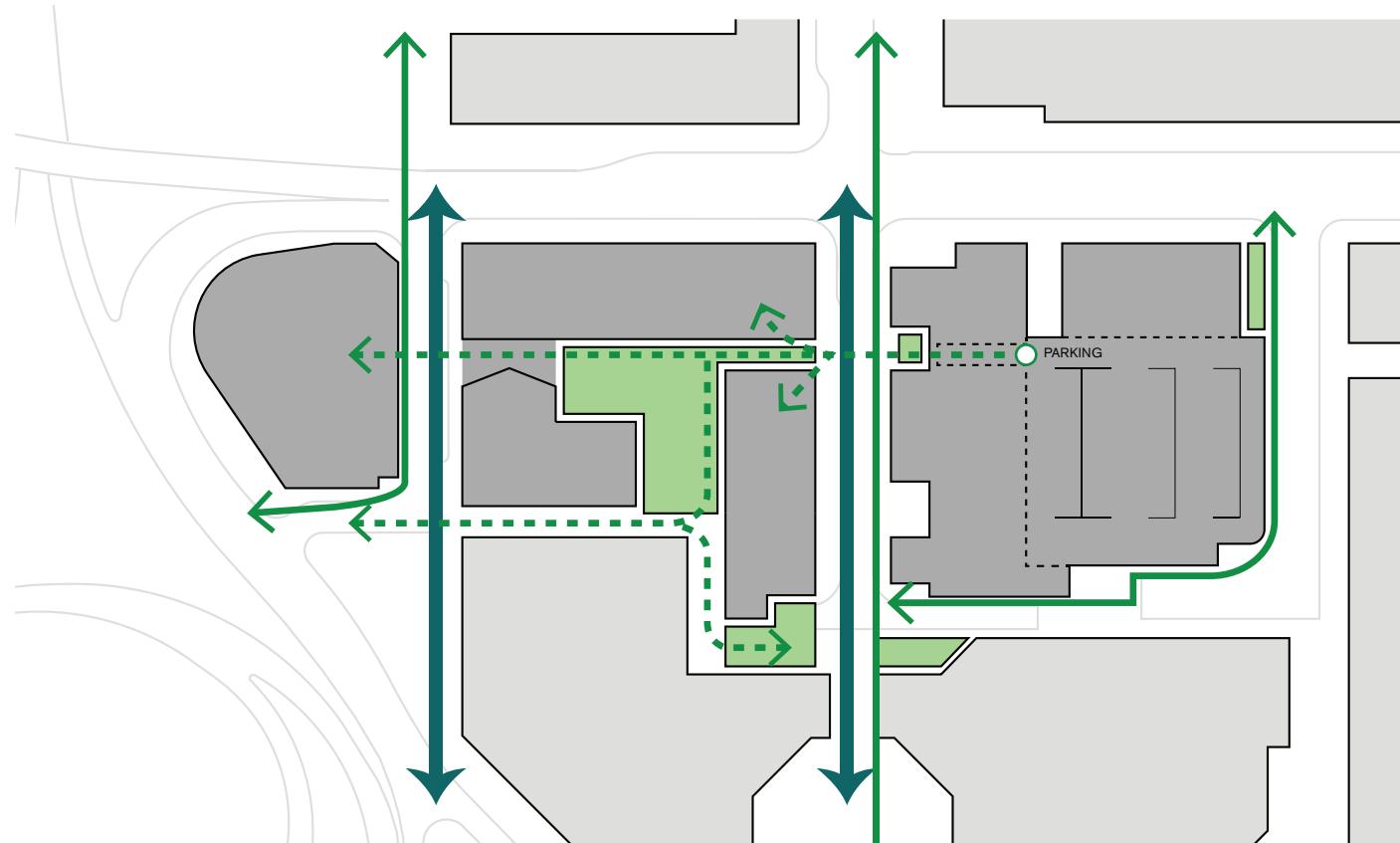


EXISTING DOWNTOWN CONTEXT PHOTOS



ORIGINAL WTC MASTER PLAN FOR 3 ADDITIONAL TOWERS

A Resilient Development



Resident Interaction & Porous Site

Westside Gateway is designed to create connections and view corridors across the site, breaking up the scale of the block and connecting the various buildings, through new streets, paseos, and pathways. The concept of residents walking from a remote parking structure to their units promotes active transportation and more social interaction.

- View Corridor
- - - Resident Connection
- Pedestrian Connection

Flexible Ground Floors

Uses change over time. The most resilient urban buildings can adapt and be recycled to house new functions. Much of the ground floor of the Westside Gateway project is designed to allow for various uses by designing the structures with a flexible concrete podium and open plan that is adaptable to differing storefront configurations and demising wall layouts as needs change.

- ▲ Lobby Entries
- High Activity Edges
- - - Moderate Activity Edges
- Opportunities For Flexible Use Spaces

A Resilient Development

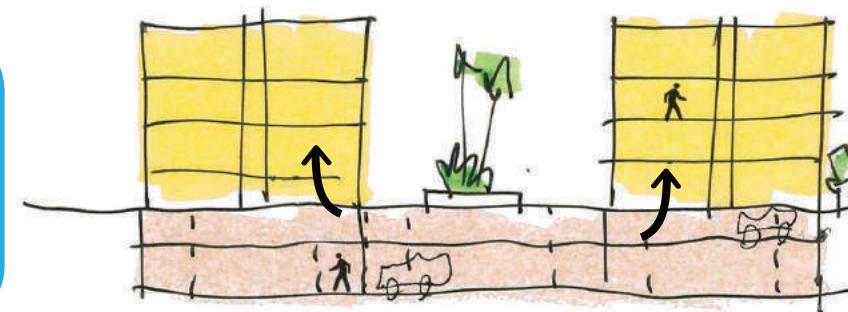
Convertible Parking

Forecasts by transportation experts anticipate parking demand to reduce as self-parking car technology allows cars to use 60% less space per parking stall. The advent of fully autonomous vehicles may usher in an age of Mobility-as-a-Service, drastically reducing car ownership over time and further driving down parking demand. Westside Gateway will require large parking infrastructure in its early phases to accommodate both demand from the new development and replacement parking for the 659 spaces currently parked onsite. The strategy for managing this parking demand is to place the large majority of these spaces in a central freestanding garage. This is not only the most economical short term solution, but it also allows future conversion of this structure to more productive uses, such as office or housing, as needs change.

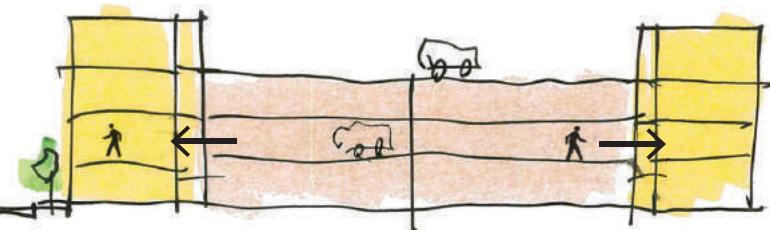
IN THE PAST

**Standard Typologies
The Podium &
The Wrap**

The Podium ensures high land utilization, but subgrade parking is the most expensive solution and least usable for future scenarios — a sunk cost.



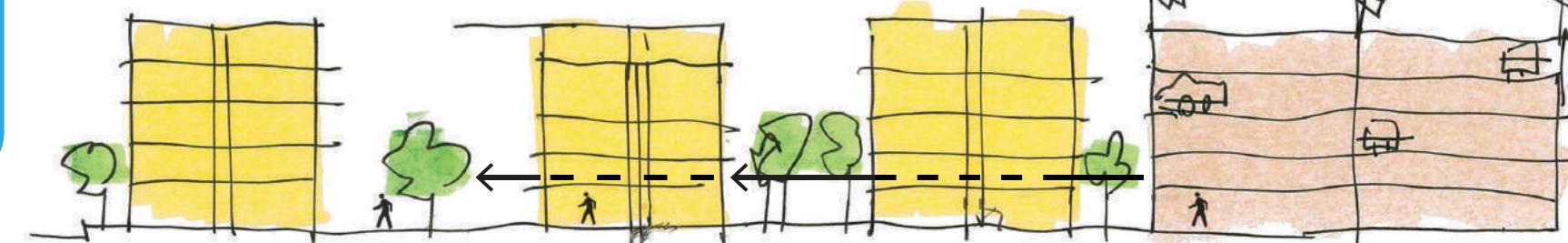
The Wrap is less costly than a podium structure but the large footprint makes for bulky buildings and reduces open space opportunities.



NOW

**Future-proof
Convertible
Solution**

Building without a podium structure is more economical and adaptable — open space is connected to grade which allows more efficient stormwater capture and bigger trees.

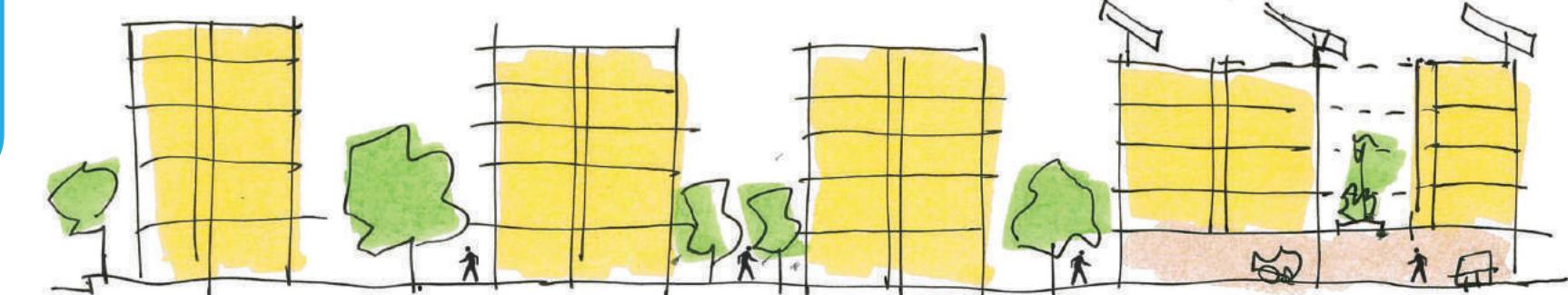


An efficient, future-proof and stand alone parking structure allows residents to park their car and walk to their dwelling on foot, which has benefits such as improved sociability and

IN THE FUTURE

**Garage
Conversion**

Residents are able to circulate on foot while enjoying a safe, pedestrian-oriented, park-like setting and improved quality of life.

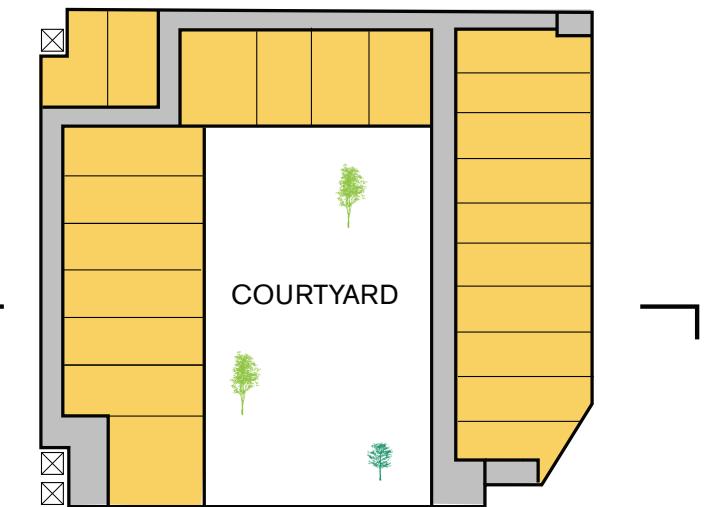
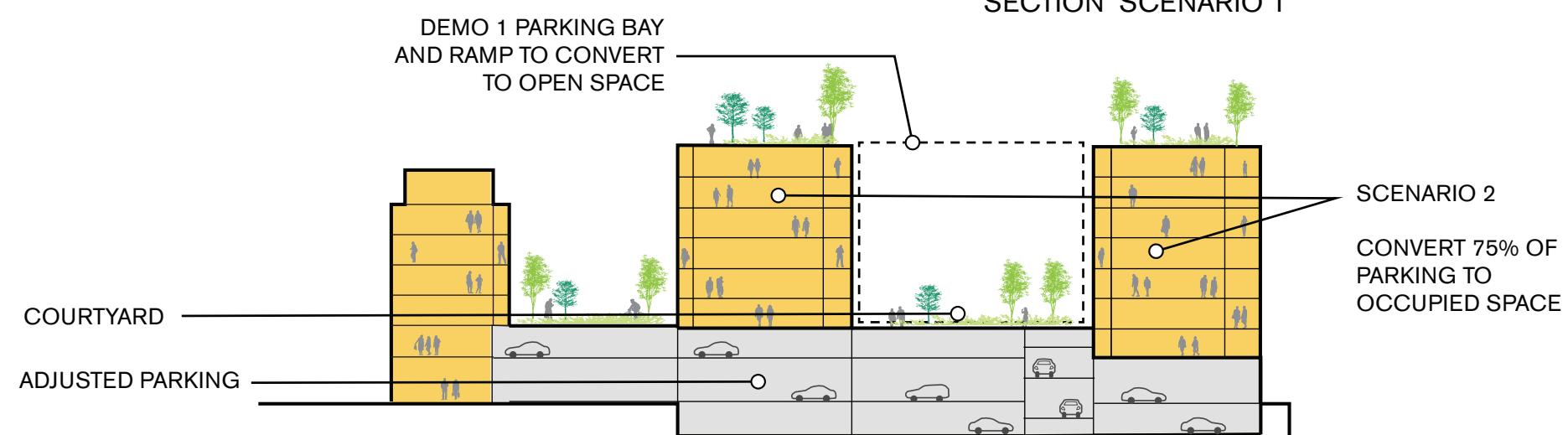
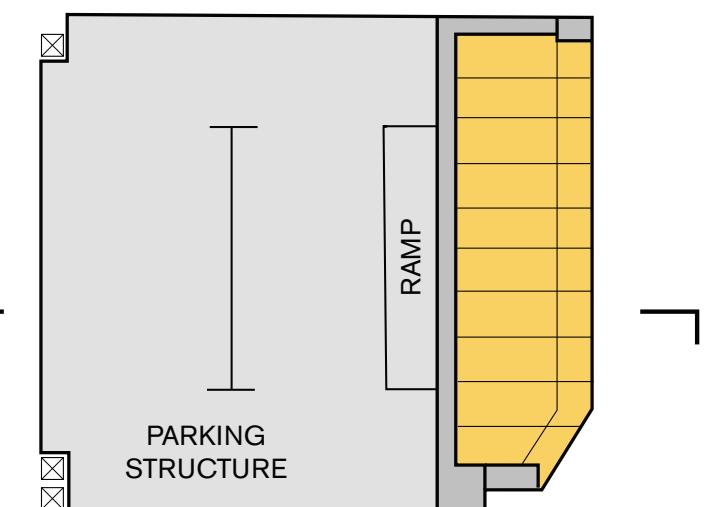
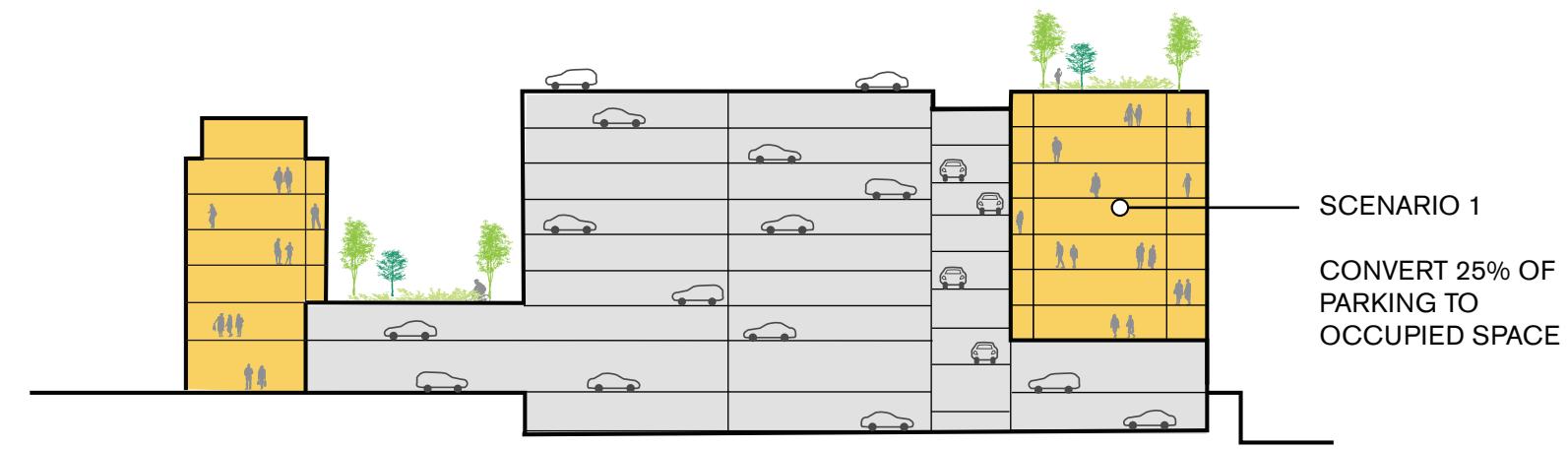
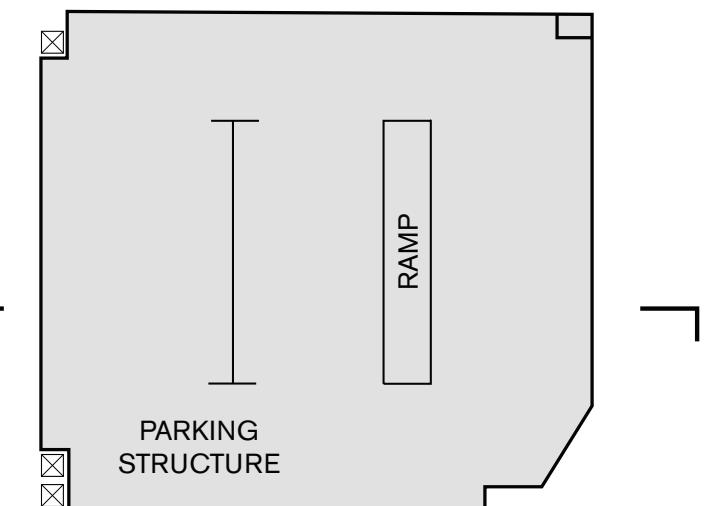
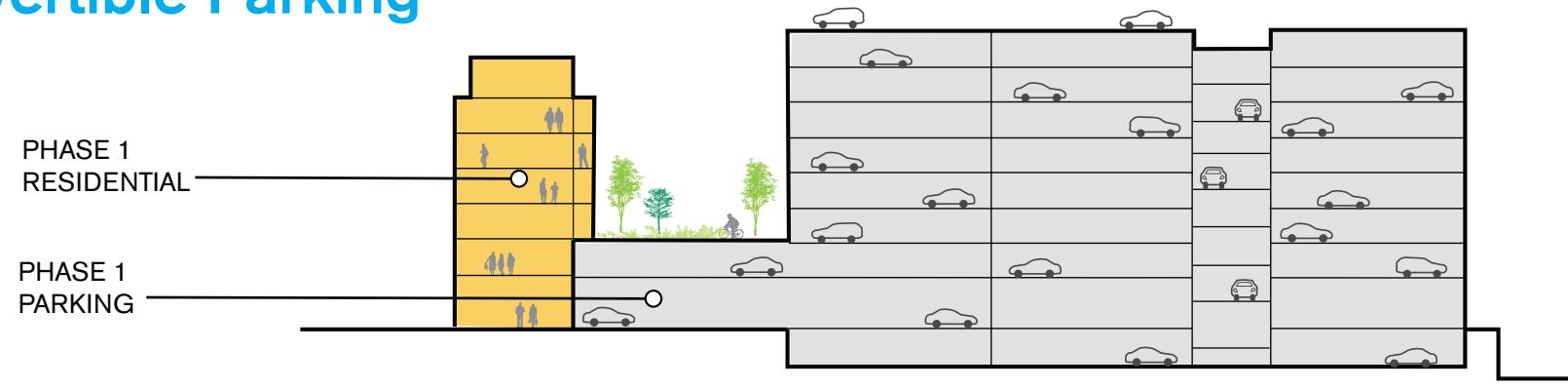


As parking-needs diminish over time, the convertible garage allows developers to take out portions and convert them into housing, offices, amenities or other uses.

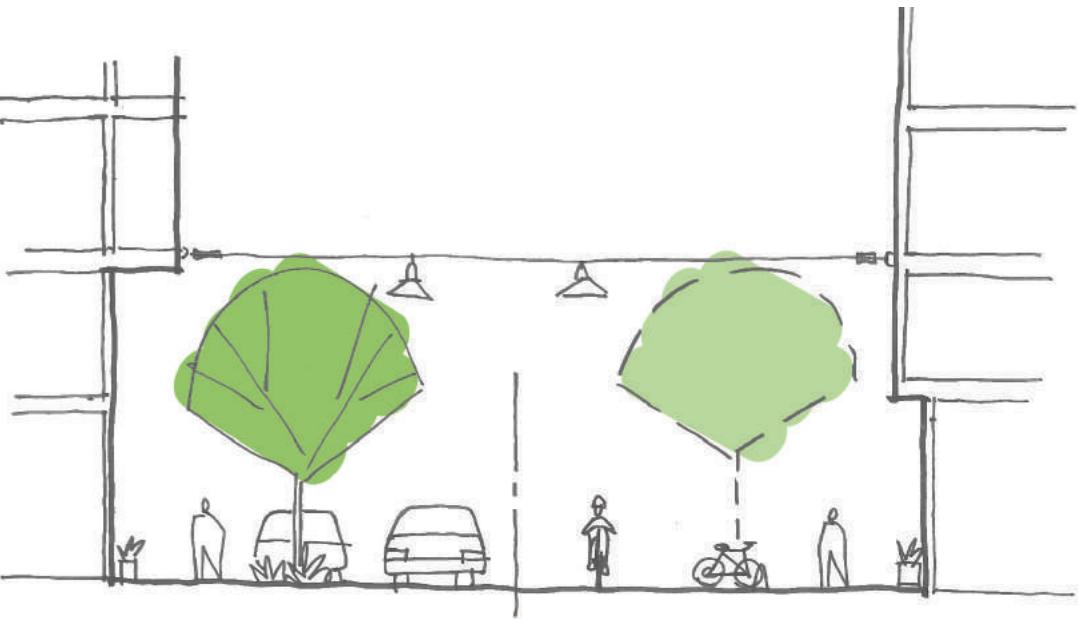
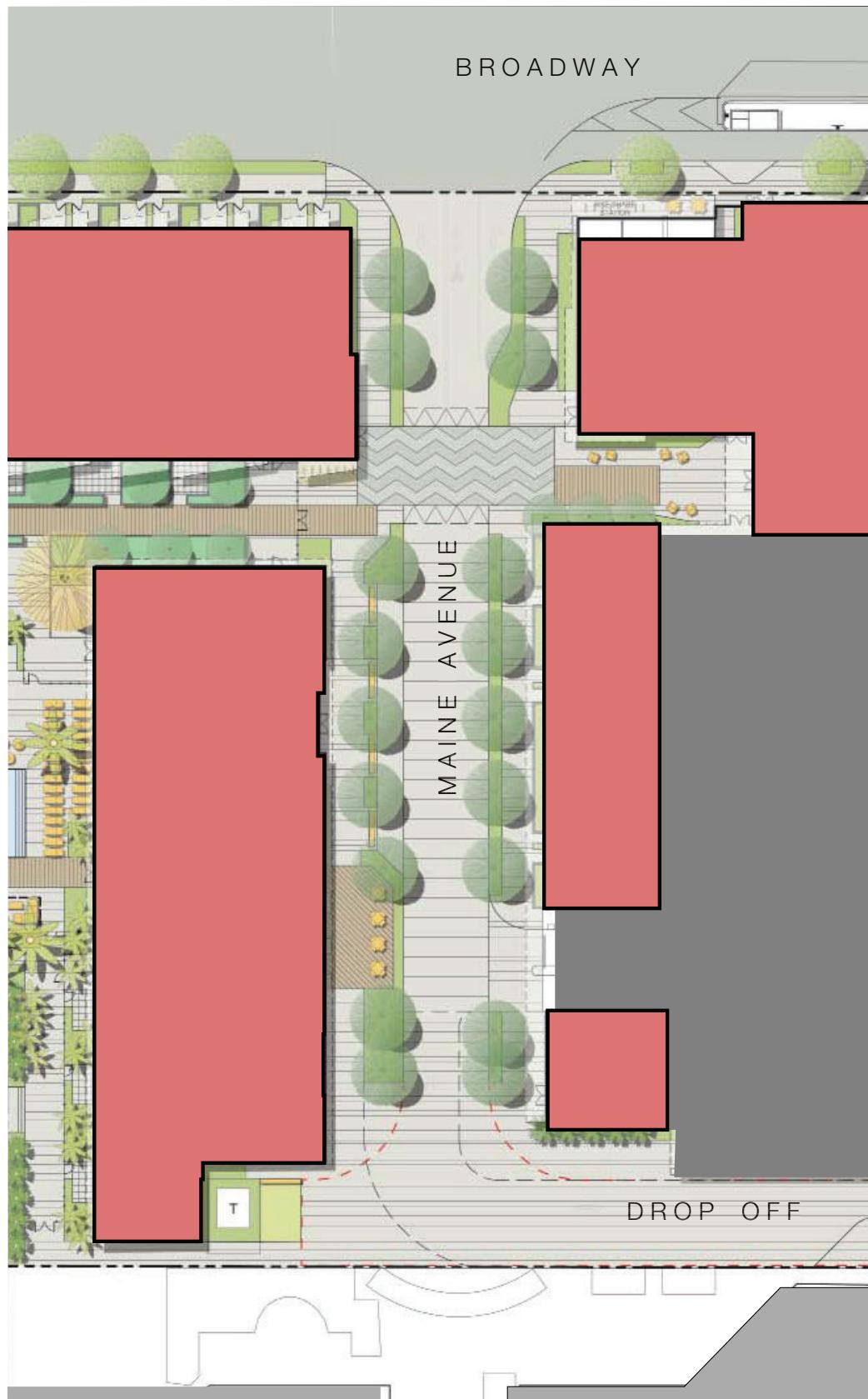


A Resilient Development

Convertible Parking

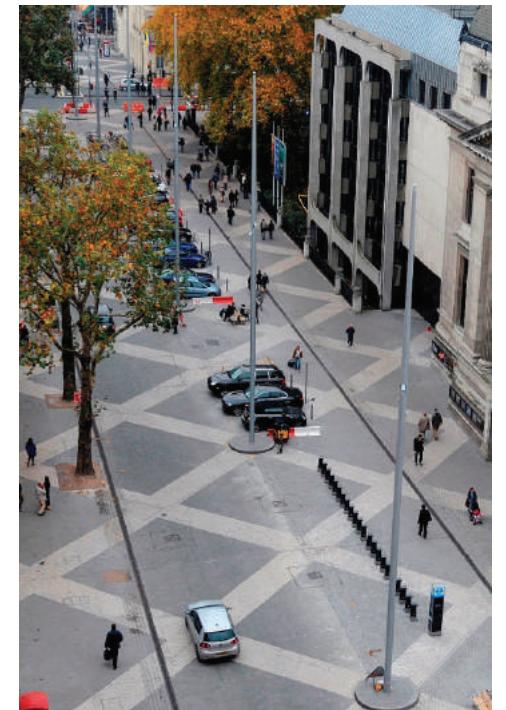


A Resilient Development



Planning for shared streets allows boundaries between vehicles, bikes and pedestrians to shift as needs evolve, future-proofing the street infrastructure against technology driven mobility changes.

Shared Street



A Green District



Natural Ground Plane

Removing much of the subgrade parking and podium from the project allows large areas of water infiltration to be accommodated, addressing storm-water management.

Large Trees

The natural ground plane will let trees planted in soil to grow larger, providing not only beauty but more shade to help reduce the site's urban heat island effect.

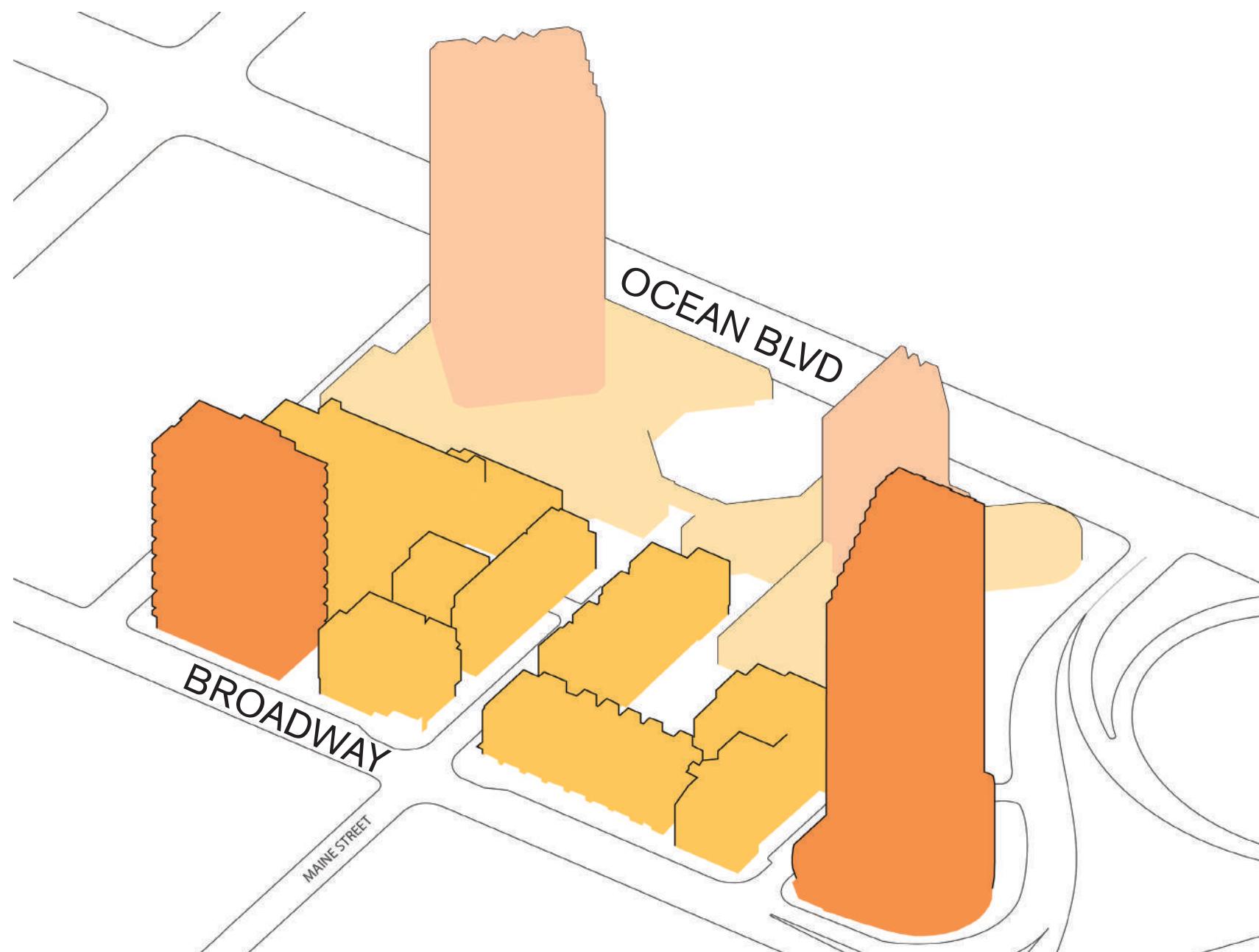
Active Mobility

The West Gateway site is well situated to take advantage of walkable and bikeable destinations downtown. The centralized parking facility, by placing parking remotely from some residents, will not only lead to a more walkable and social place, but will also incentivize active transportation choices over automobile use. The addition of plentiful bike parking, pedestrian enhancements on site, and improvements to transit access will further reduce car reliance, leading to more environmentally sustainable and healthy outcomes for residents.

An Urban Neighborhood

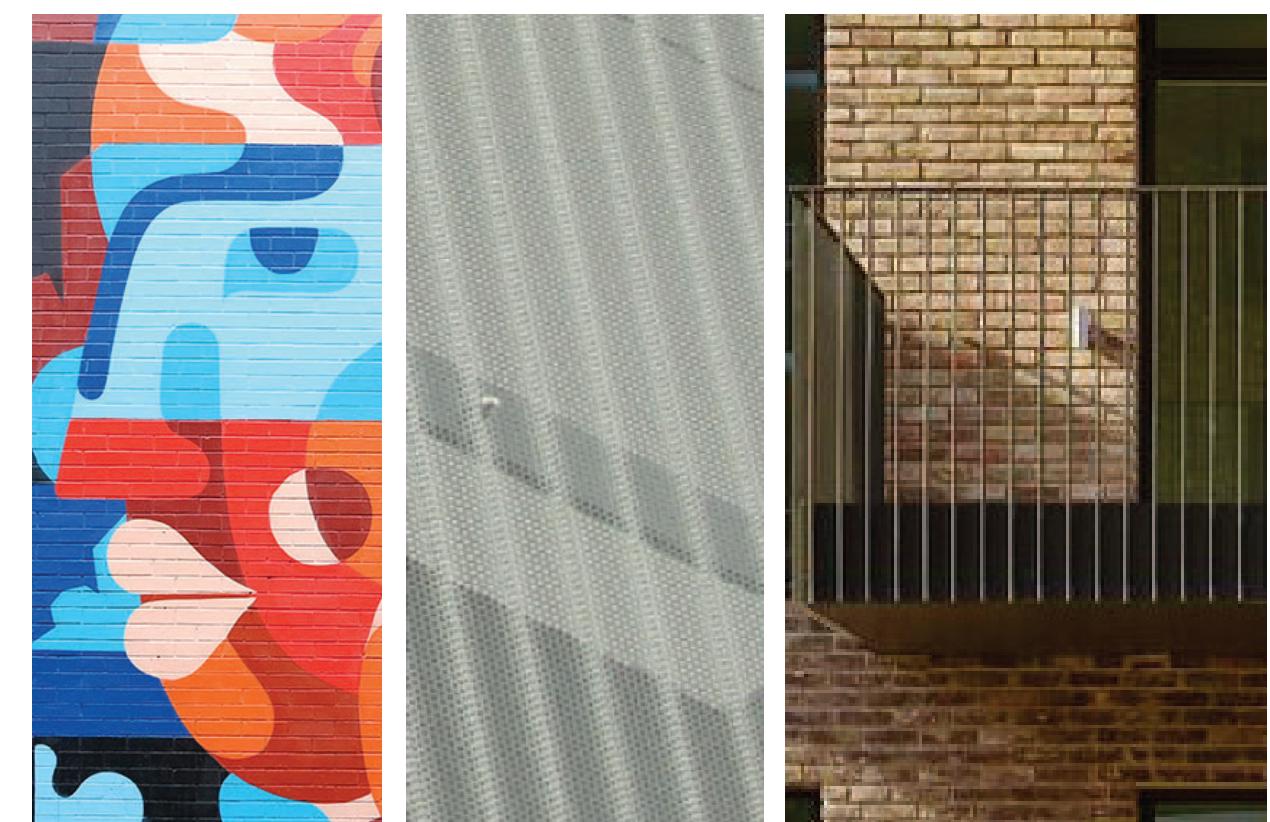
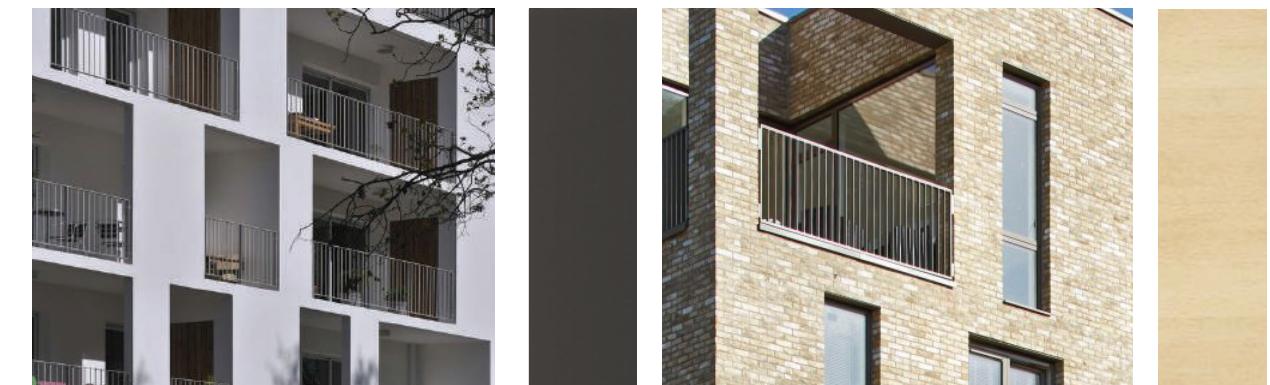
Varied Scale and Height

Building heights ranging from 5 to 40 stories, and employing setbacks and stepping to further articulate volumes and mass, gives Westside Gateway a great variety of heights and scales, avoiding the “crew-cut” monotonous skyline of many contemporary developments.



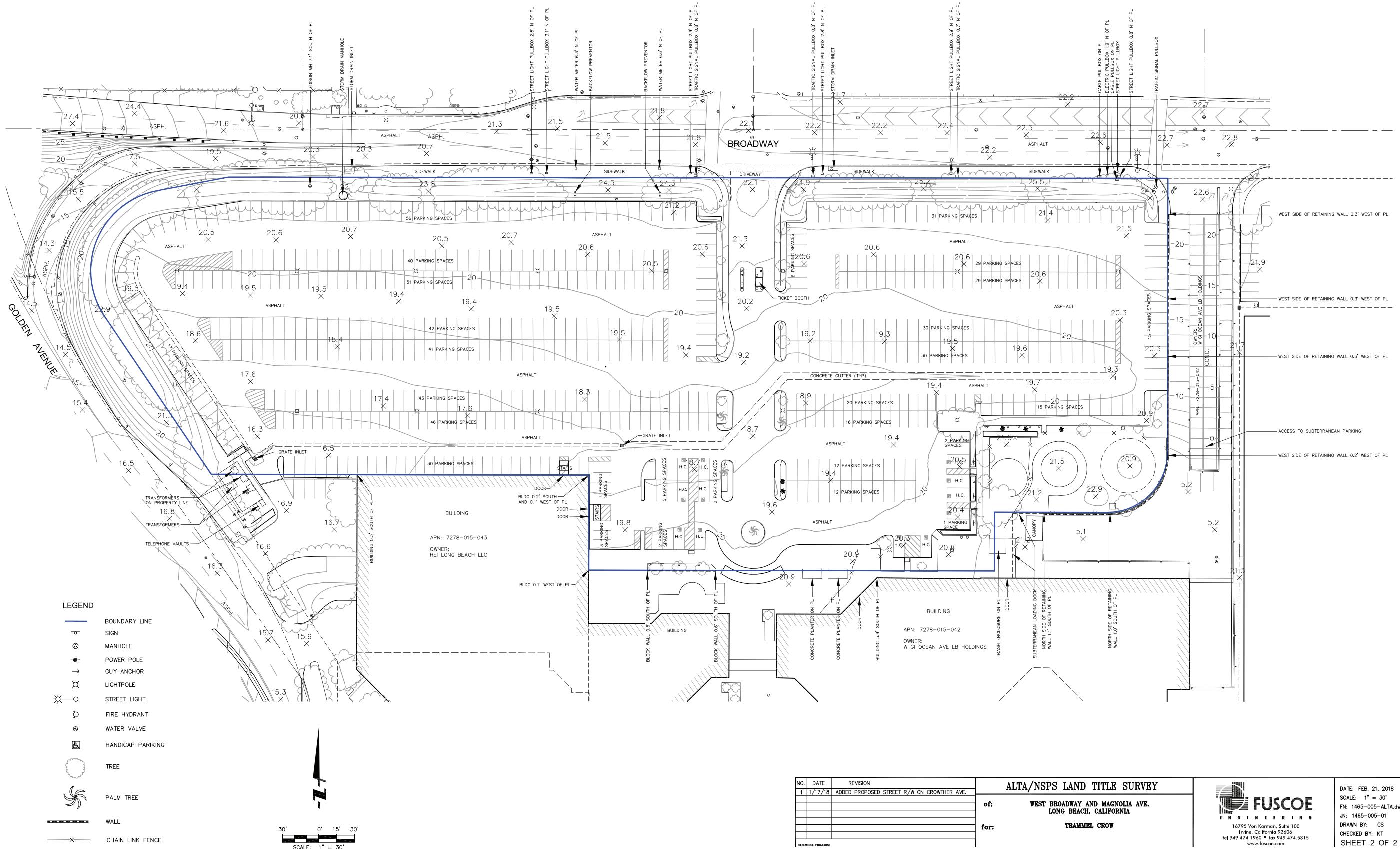
A Variety of Facade Palettes

Great Cities are built from simple fabric buildings that express cohesion and variety at once, with a few iconic moments to mark important locations. Westside gateway includes straightforward, complementary buildings in a variety of colors and materials – brick, stucco and metal. This ensemble is meant to reflect the diverse collection of buildings that once stood on the site before the “super-block” development was created. Accentuating this ensemble and marking the gateway to Long Beach is the iconic park tower.



ALTA/NSPS LAND TITLE SURVEY

Existing Conditions Site Survey

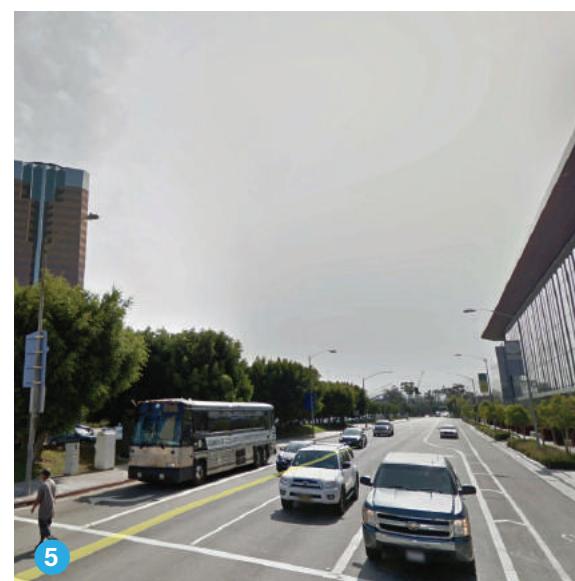
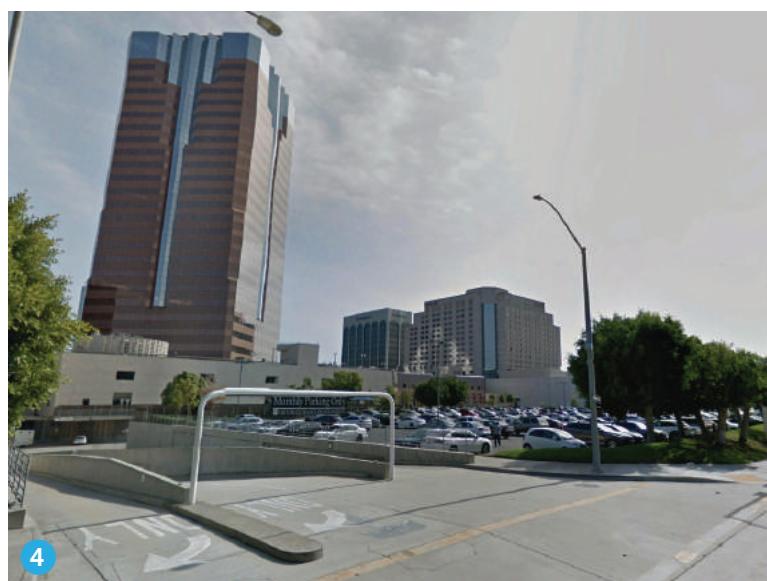
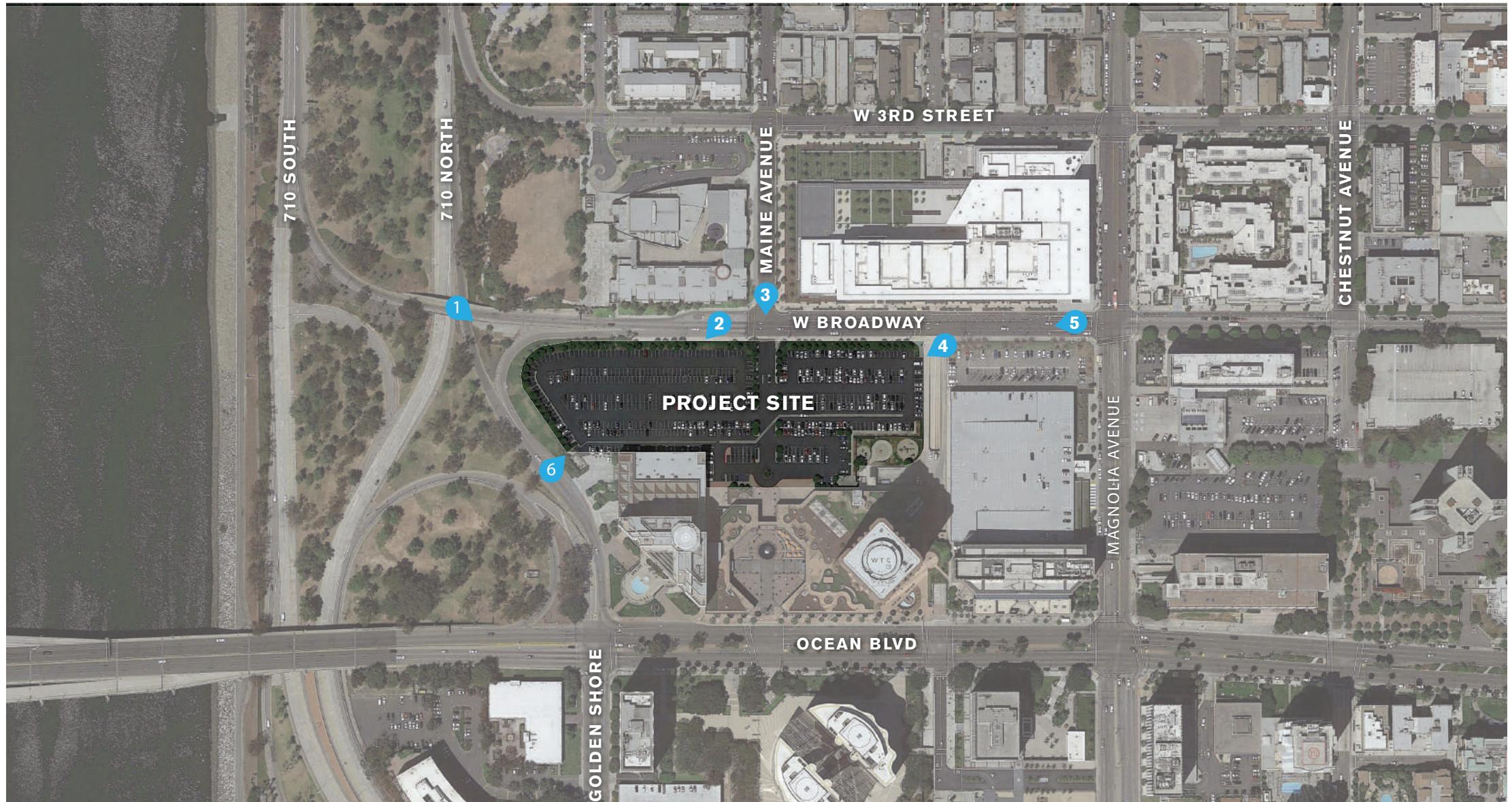
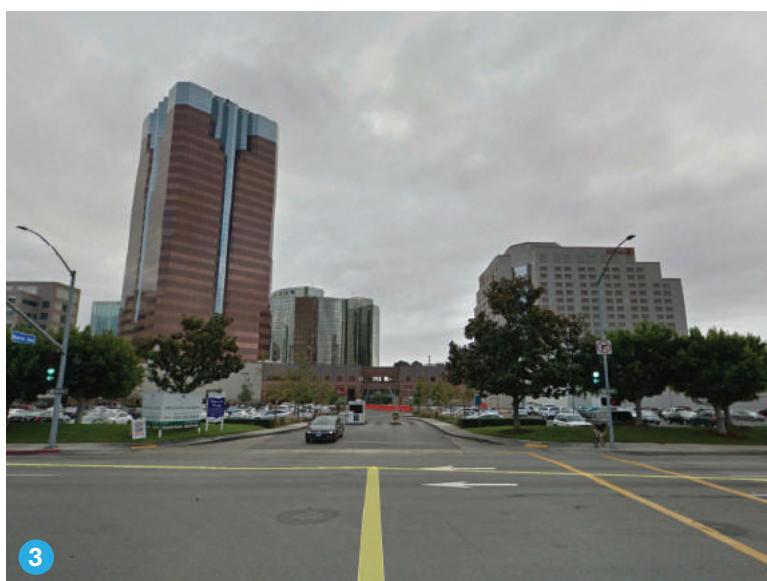


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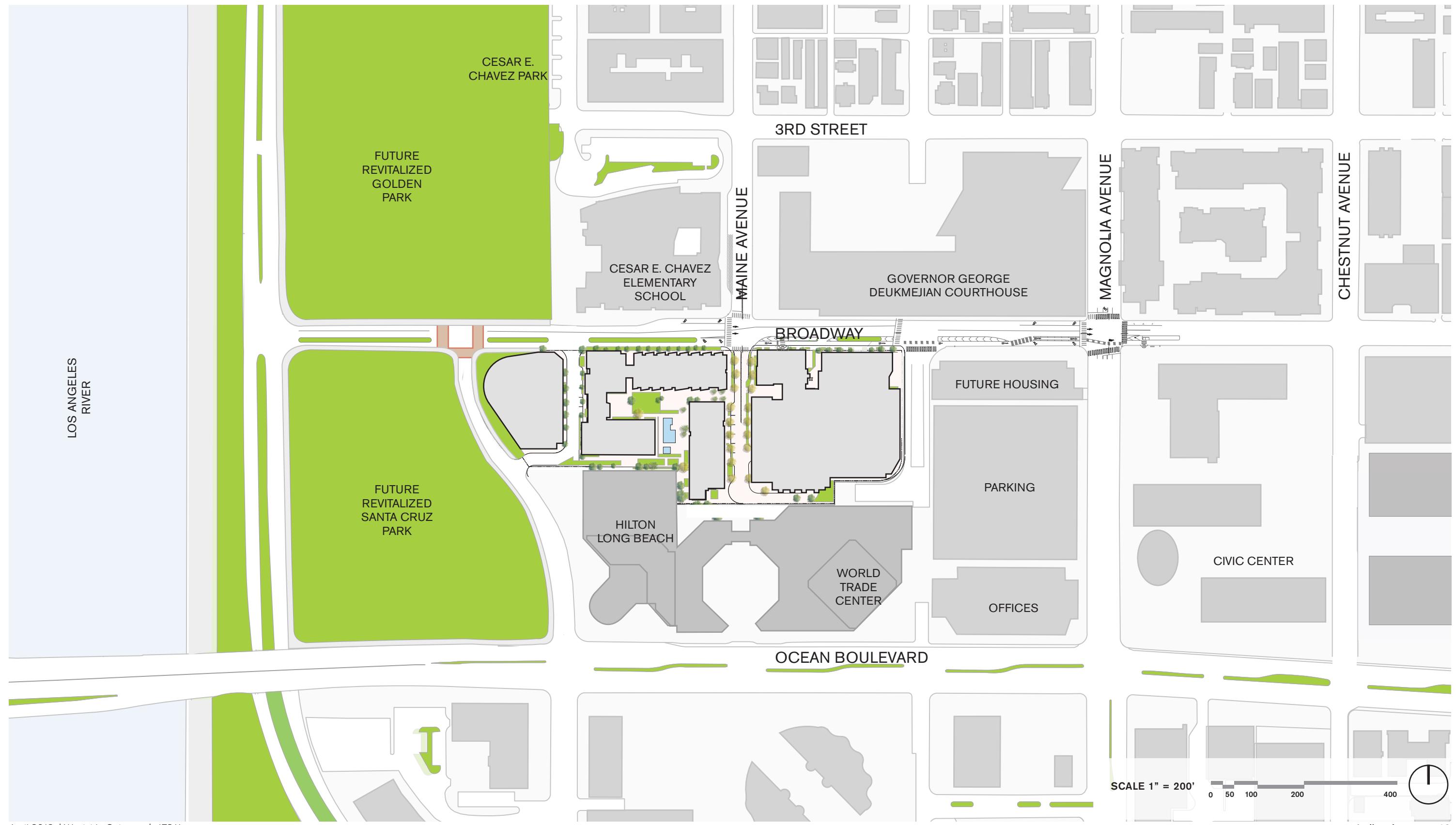
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11

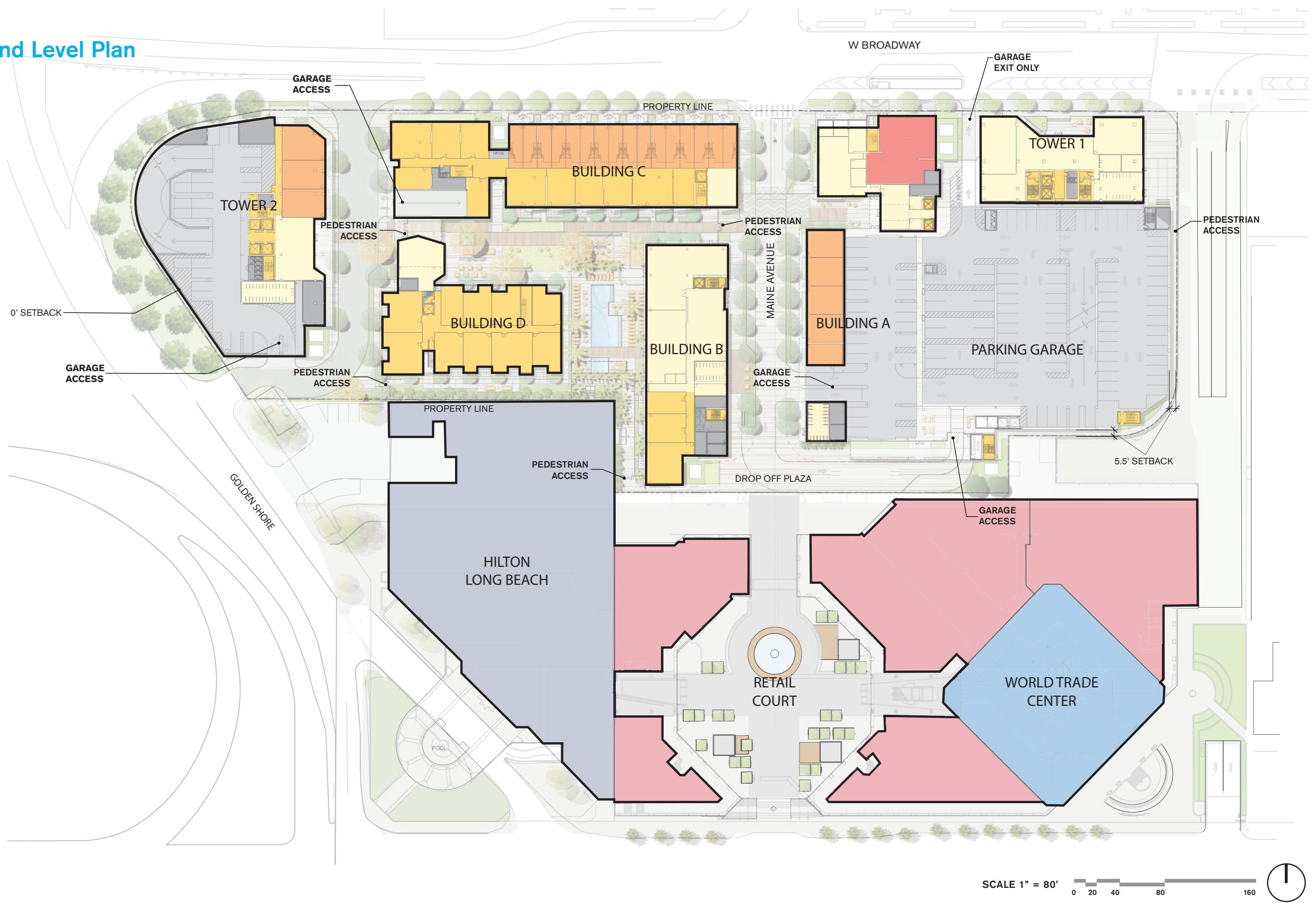
Analysis Context



Illustrative Vicinity Plan with Potential Future Park Improvements



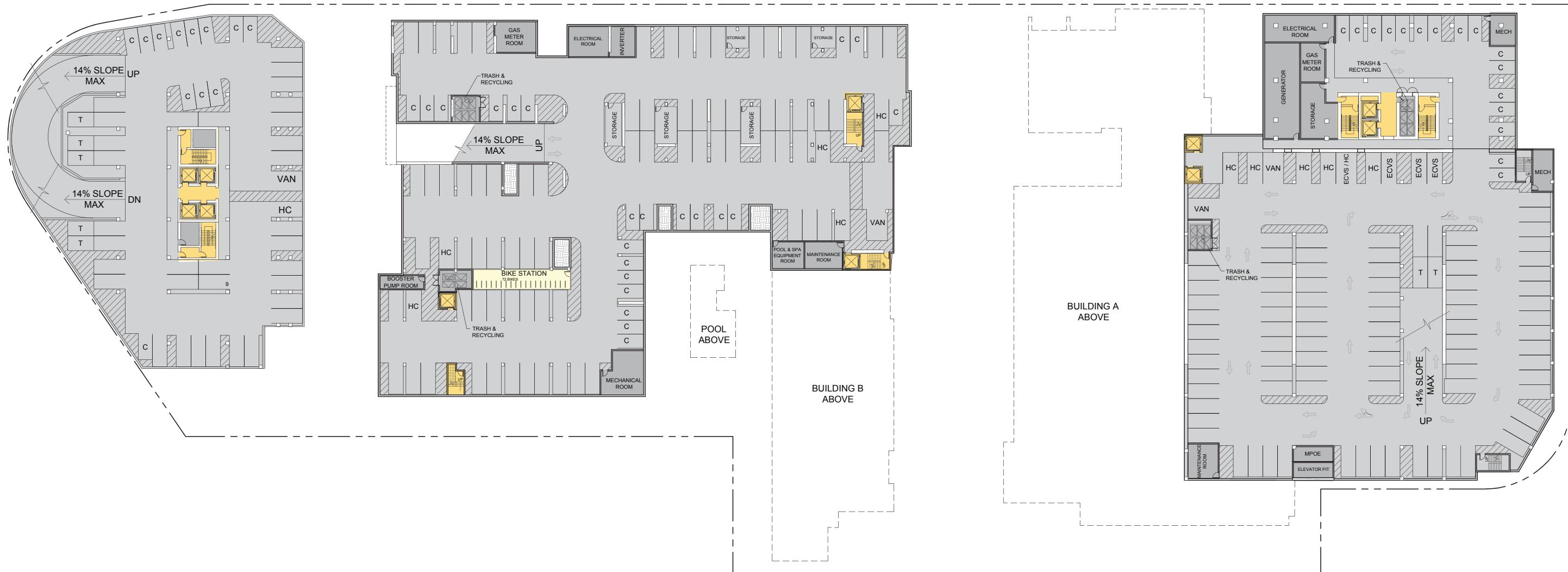
Site Ground Level Plan



Plan Level B2-B3



Plan Level B1



SCALE 1" = 60'
0 15 30 60 120



Plan Street / Level 01



NOTE: A SEPARATE SIGN PROGRAM WILL BE REQUIRED FOR THE DEVELOPMENT.

SCALE 1" = 60'

Plan Level 02



SCALE 1" = 60'



Plan Level 03



SCALE 1" = 60'
0 15 30 60 120



Plan Level 04



SCALE 1" = 60'
0 15 30 60 120



Plan Level 05



SCALE 1" = 60'
0 15 30 60 120



Plan Level 06



SCALE 1" = 60'

A horizontal number line starting at 0 and ending at 120. Tick marks are present at 15, 30, 60, and 120. The segment of the line between 0 and 60 is shaded gray.



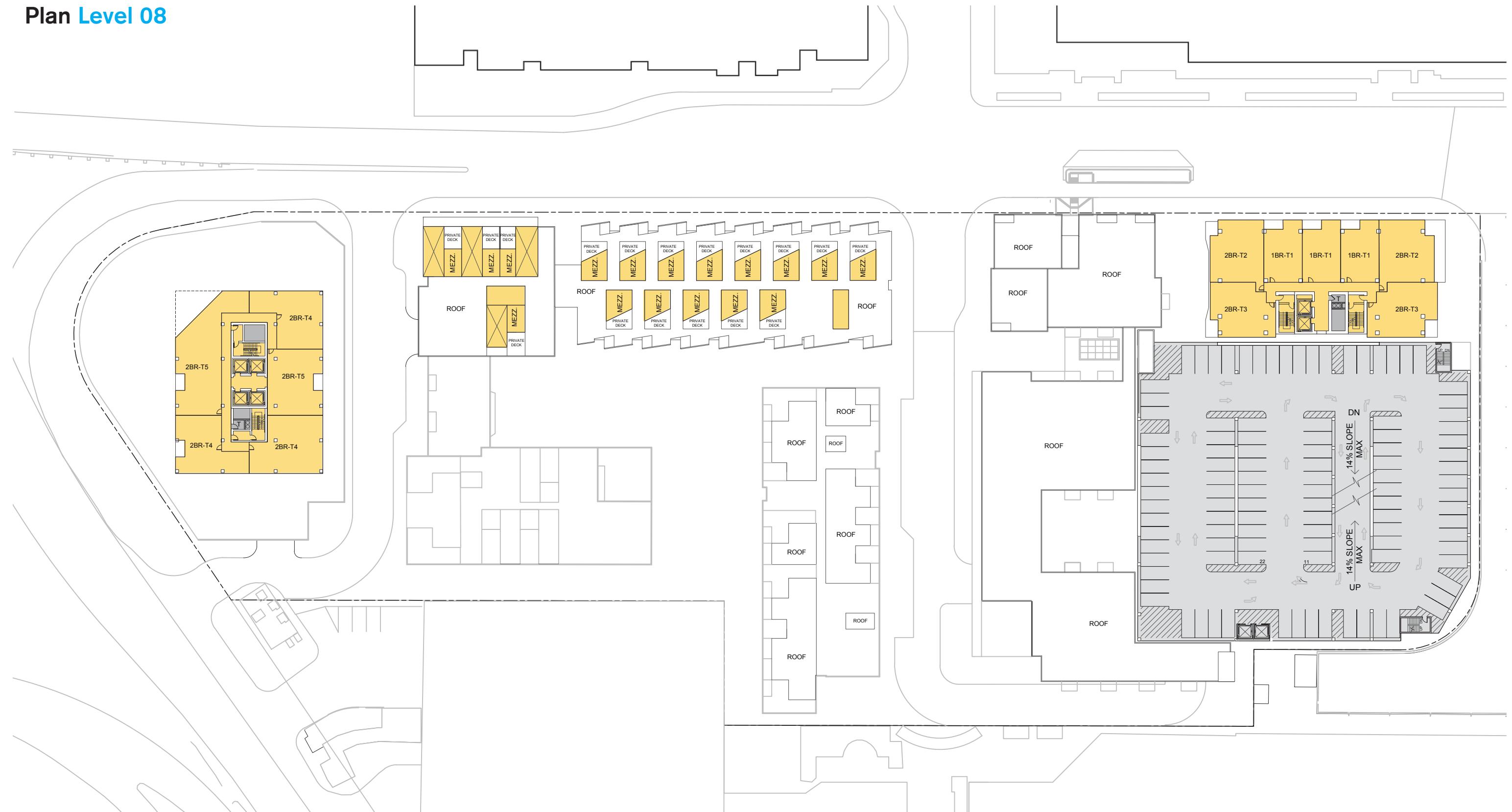
Plan Level 07



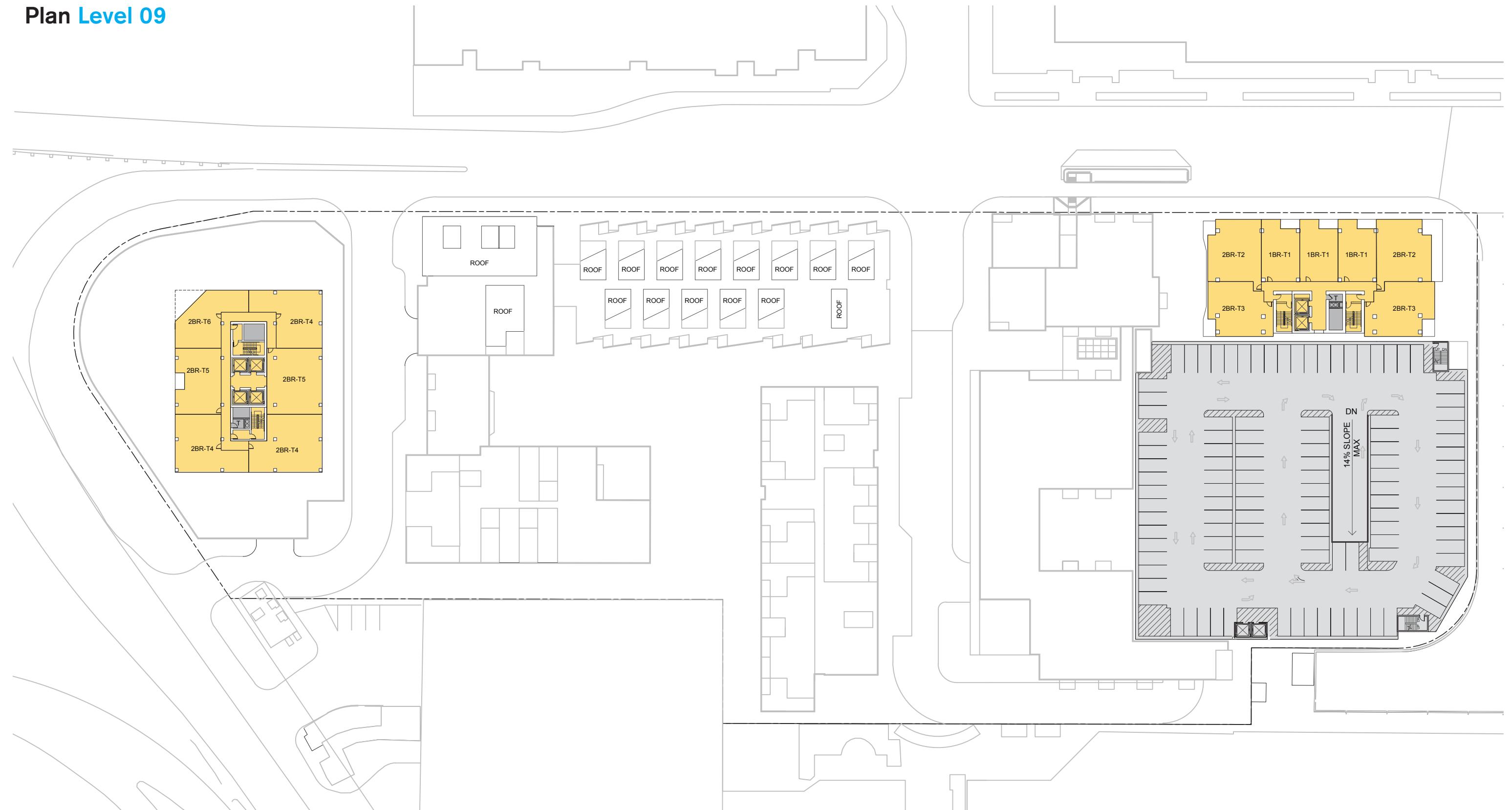
SCALE 1" = 60'
0 15 30 60 120



Plan Level 08



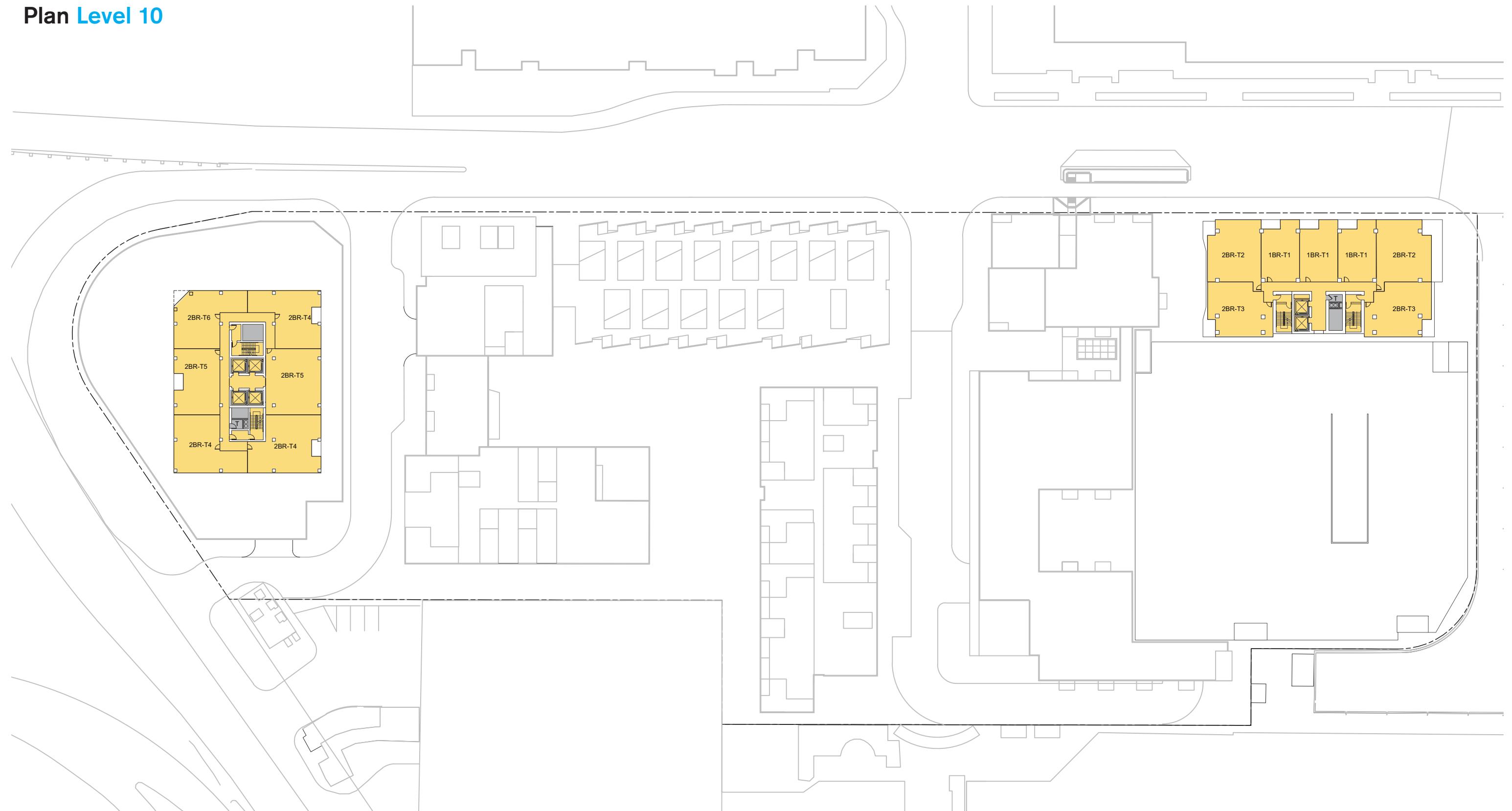
Plan Level 09



SCALE 1" = 60'
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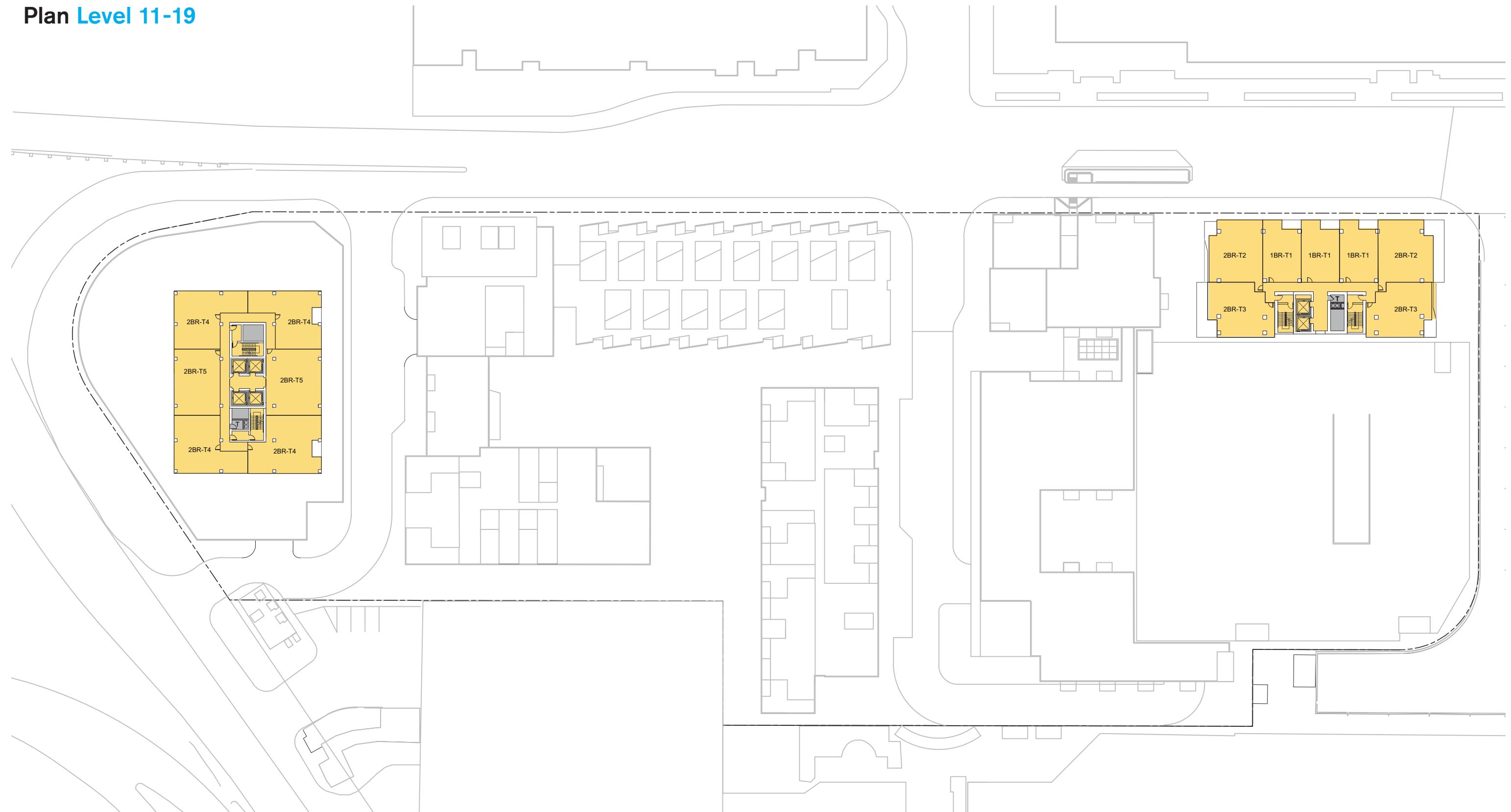
Plan Level 10



SCALE 1" = 60'
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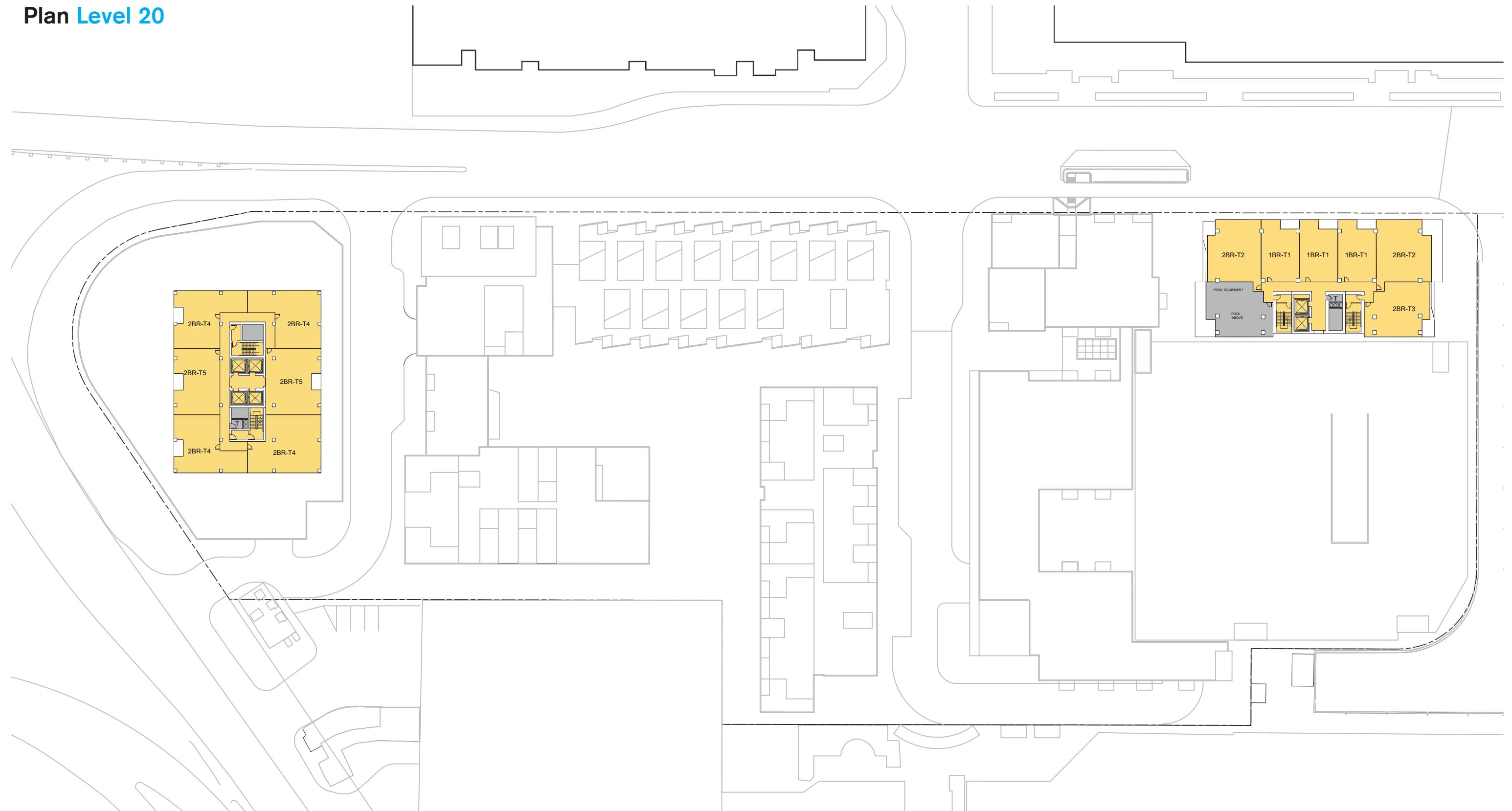
Plan Level 11-19



SCALE 1" = 60'
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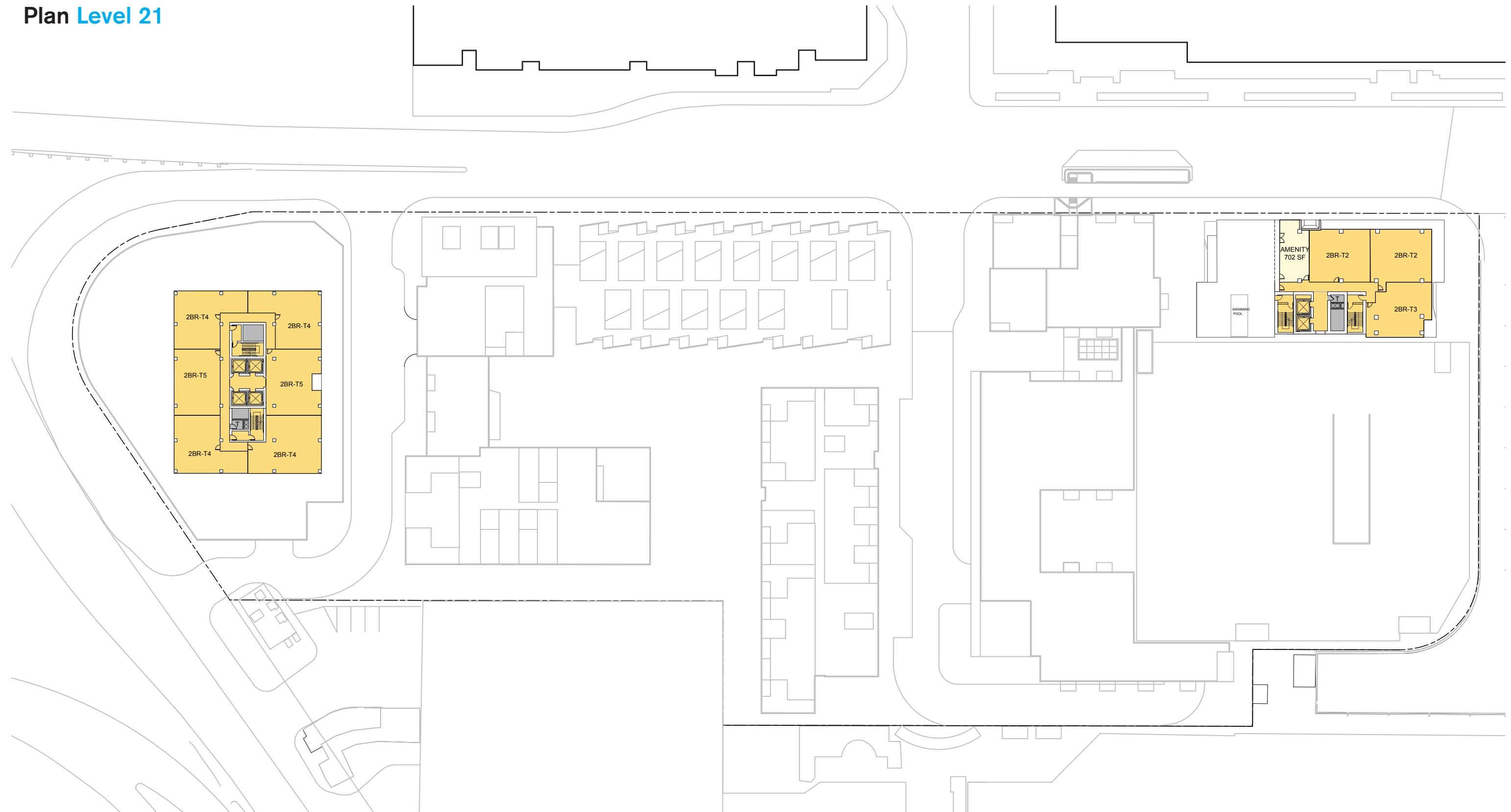
Plan Level 20



SCALE 1" = 60'
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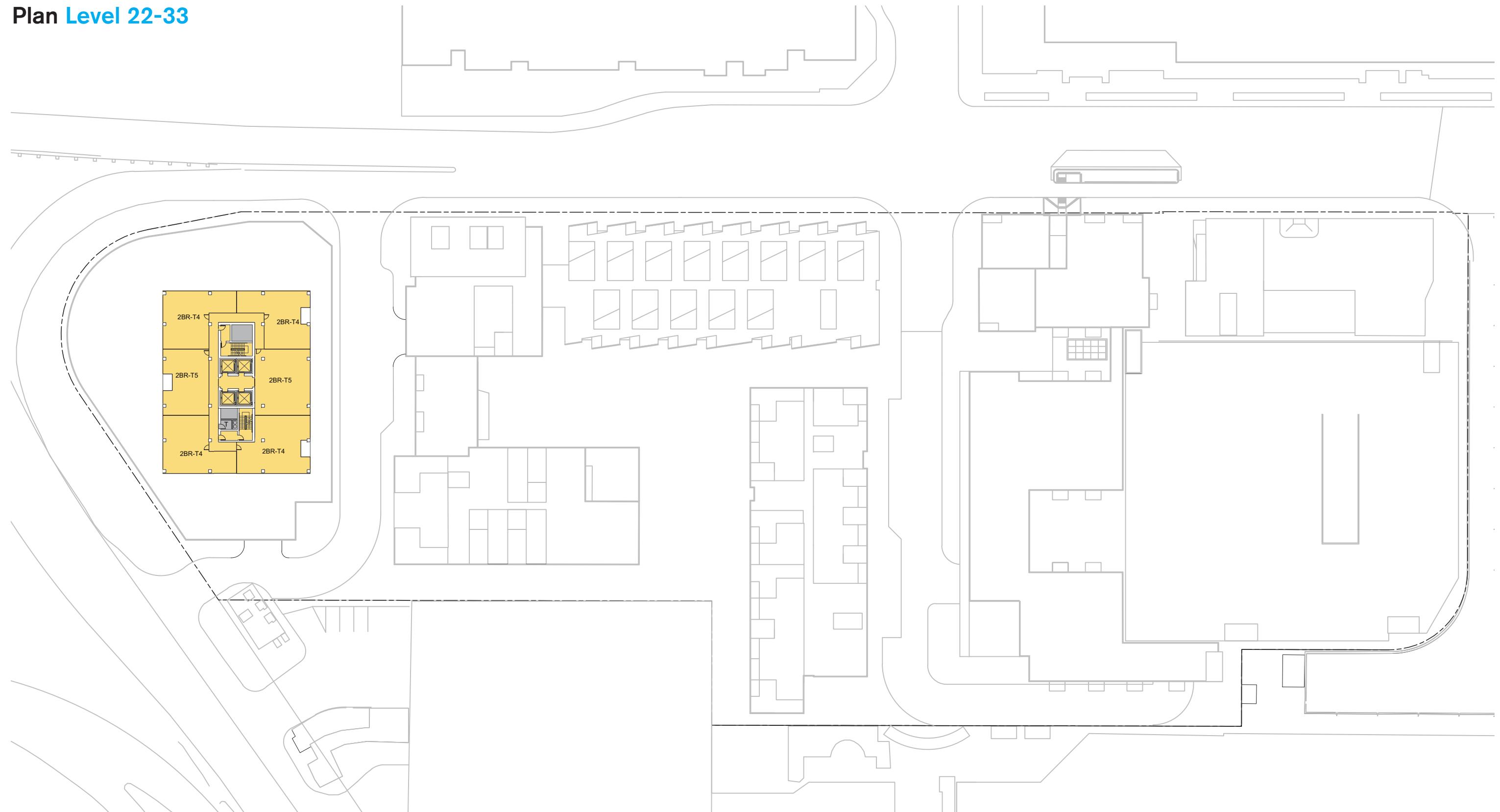
Plan Level 21



SCALE 1" = 60'
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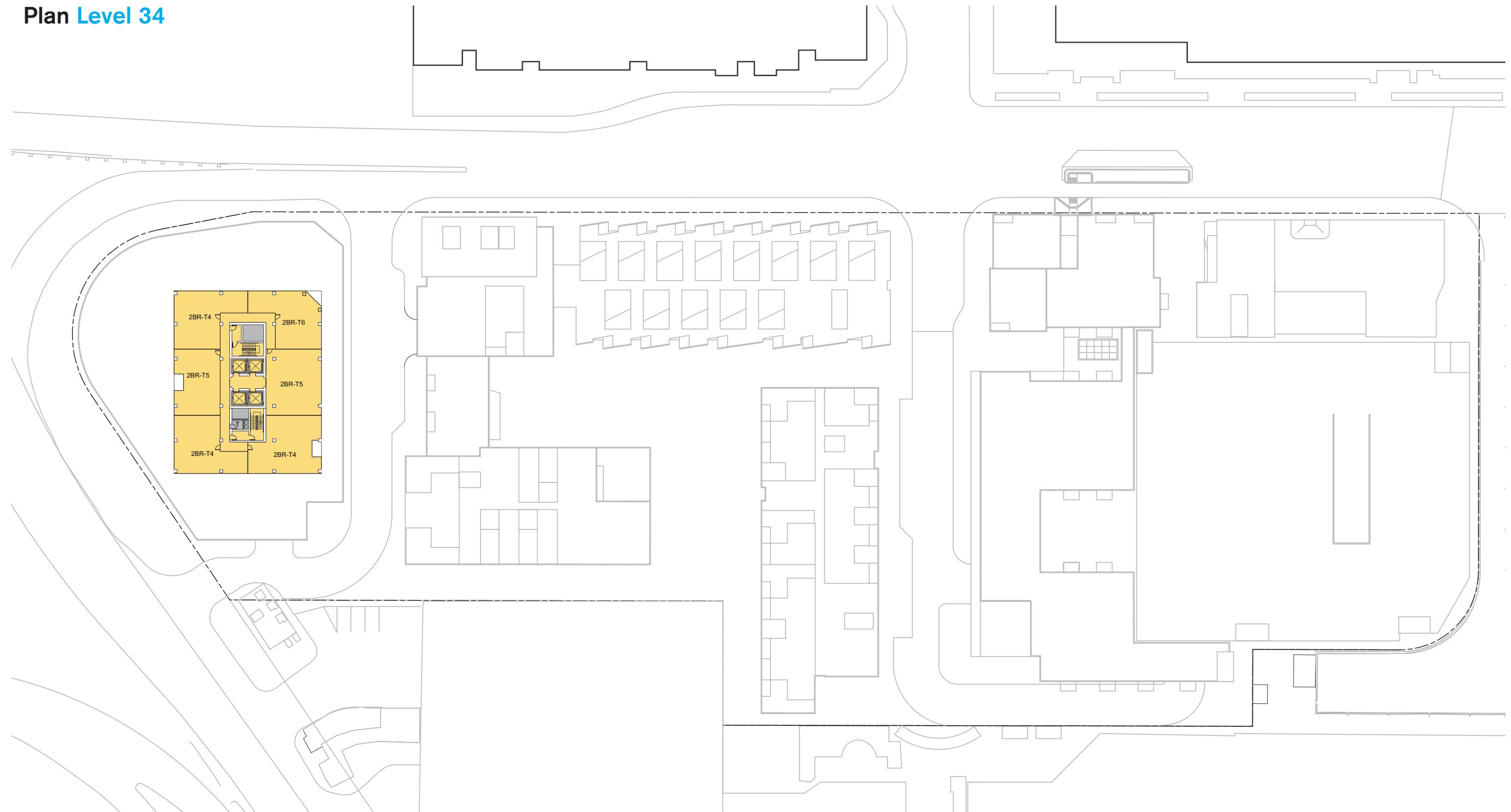
Plan Level 22-33



SCALE 1" = 60'
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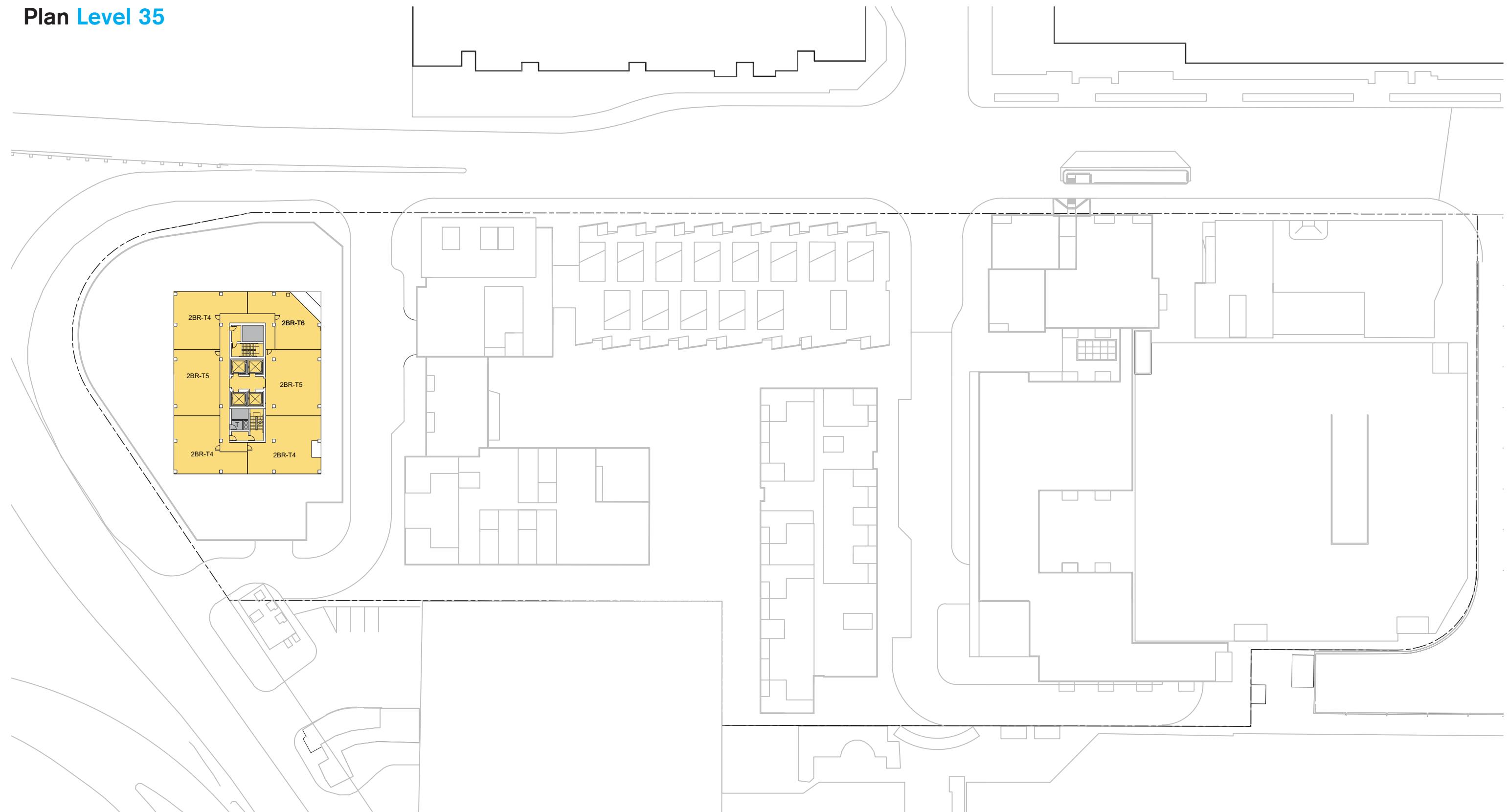
Plan Level 34



SCALE 1" = 60'
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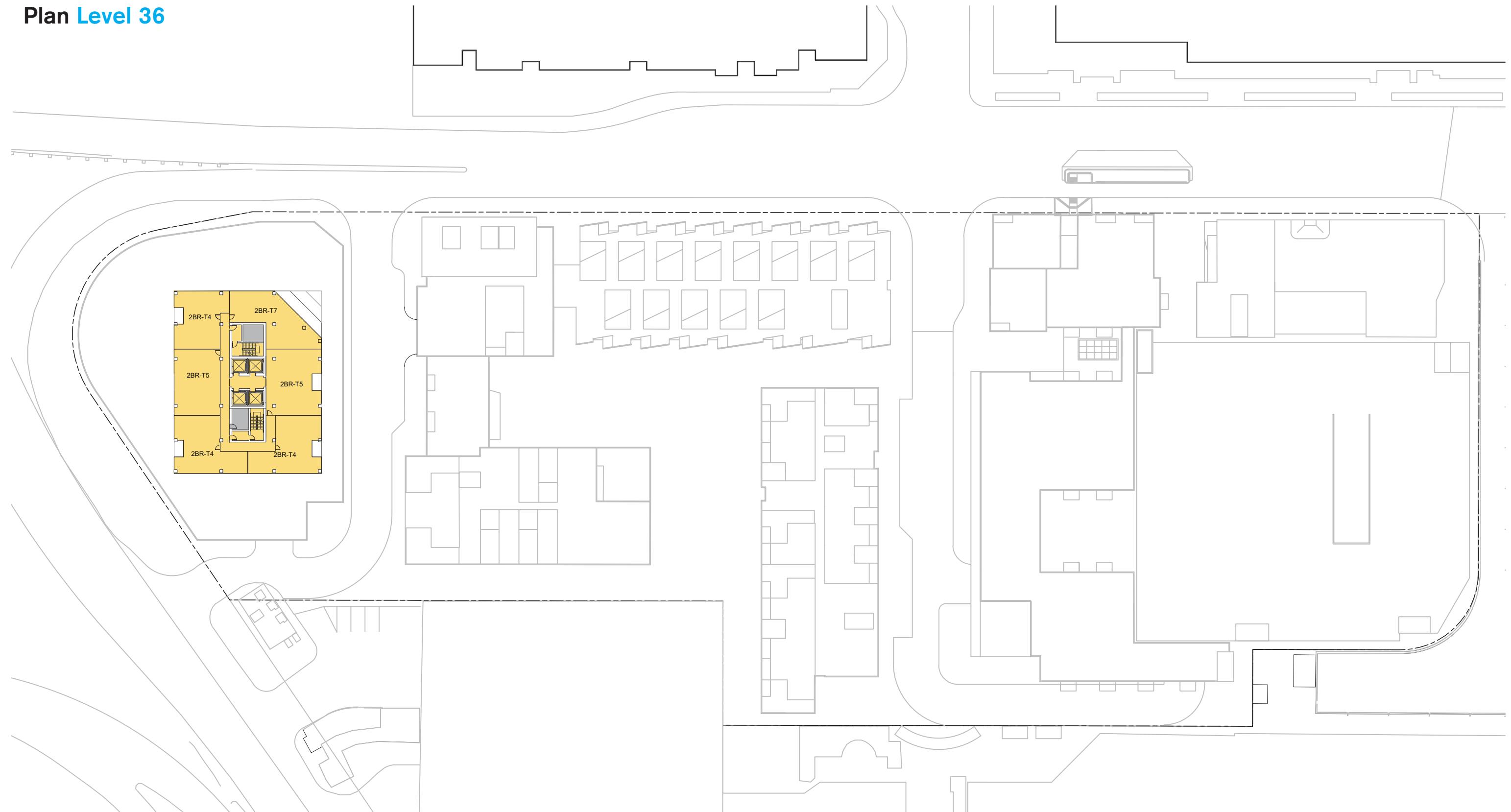
Plan Level 35



SCALE 1" = 60'
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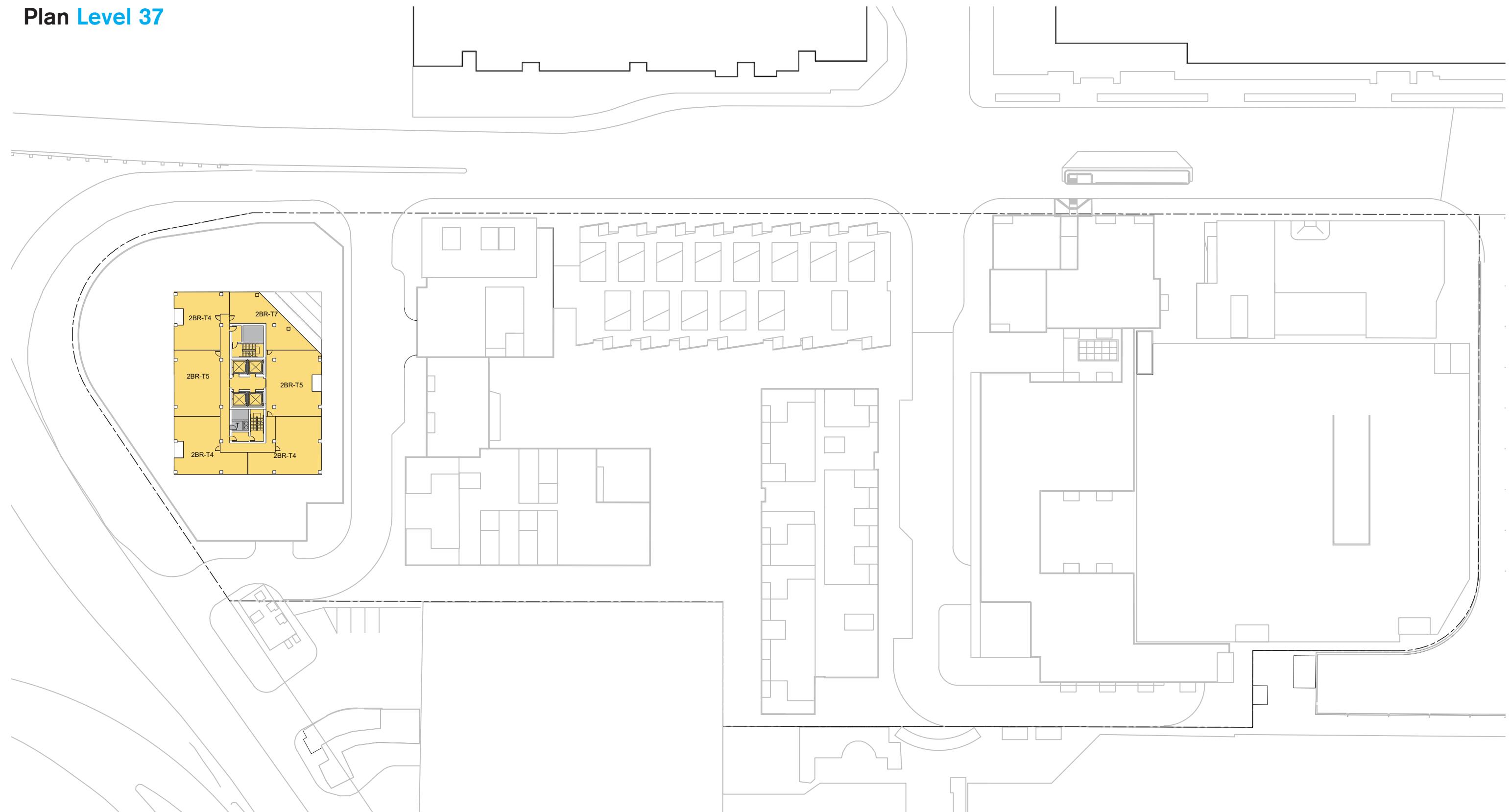
Plan Level 36



SCALE 1" = 60'
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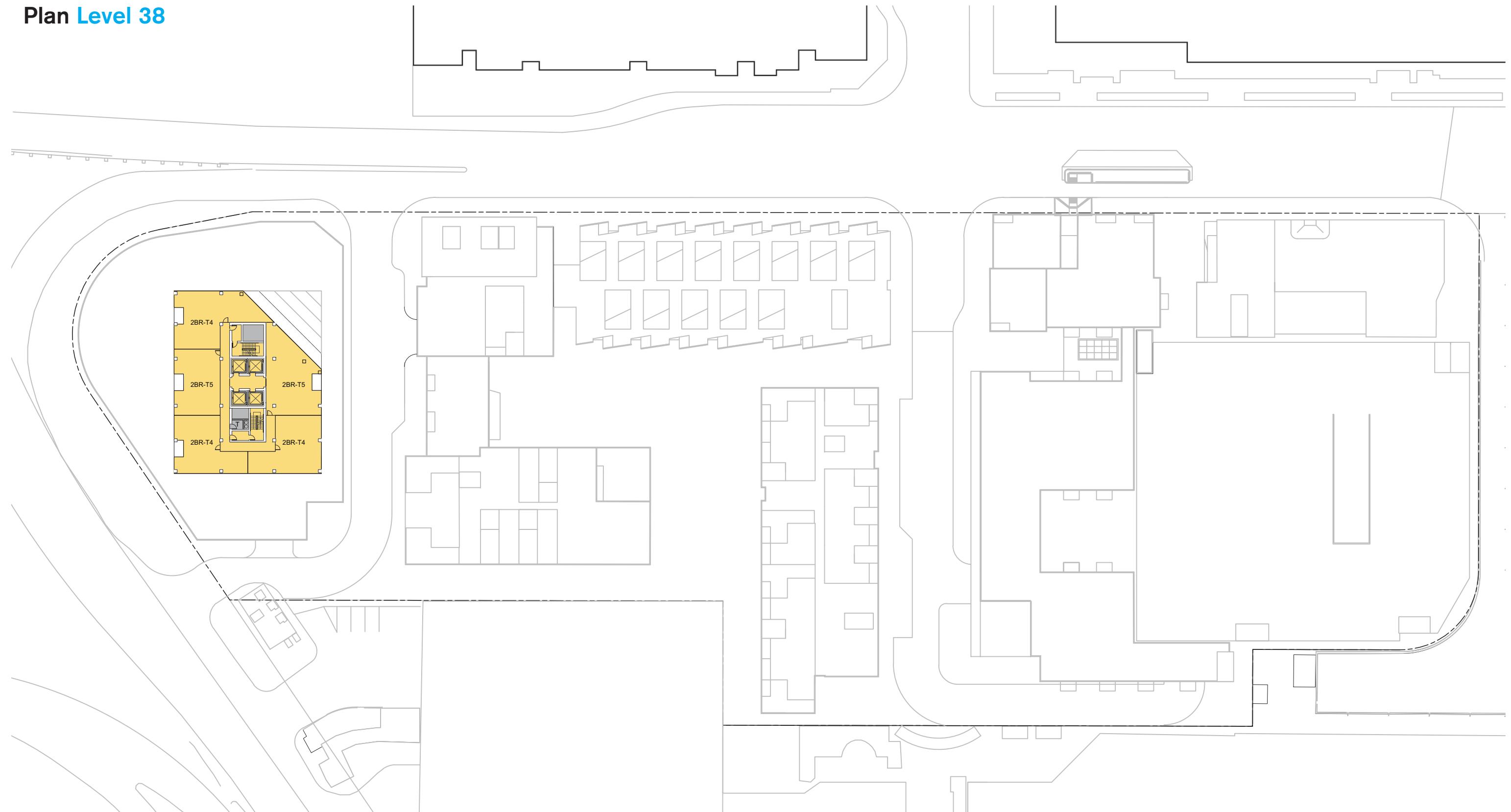
Plan Level 37



SCALE 1" = 60'
0 15 30 60 120



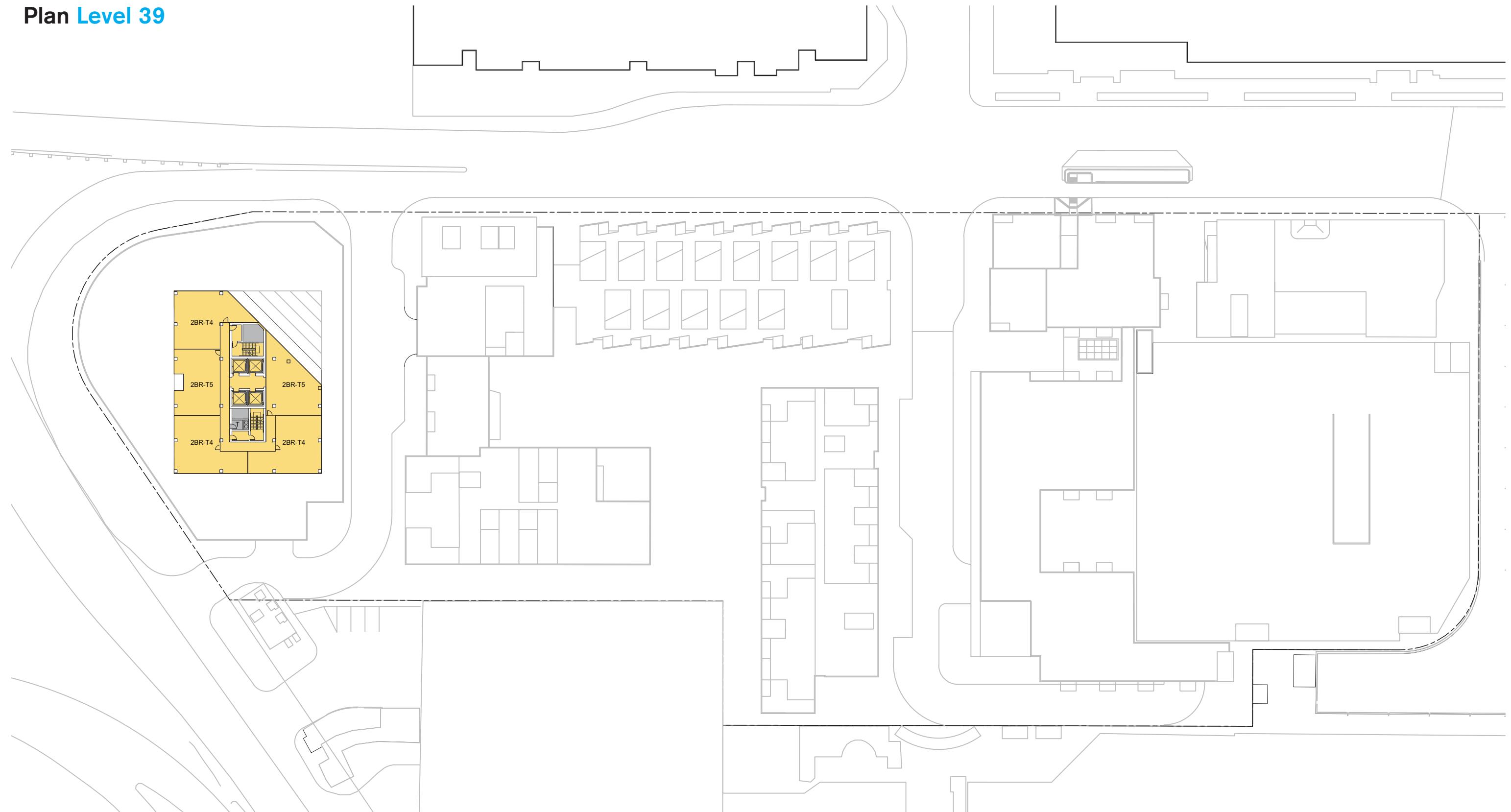
Plan Level 38



SCALE 1" = 60'
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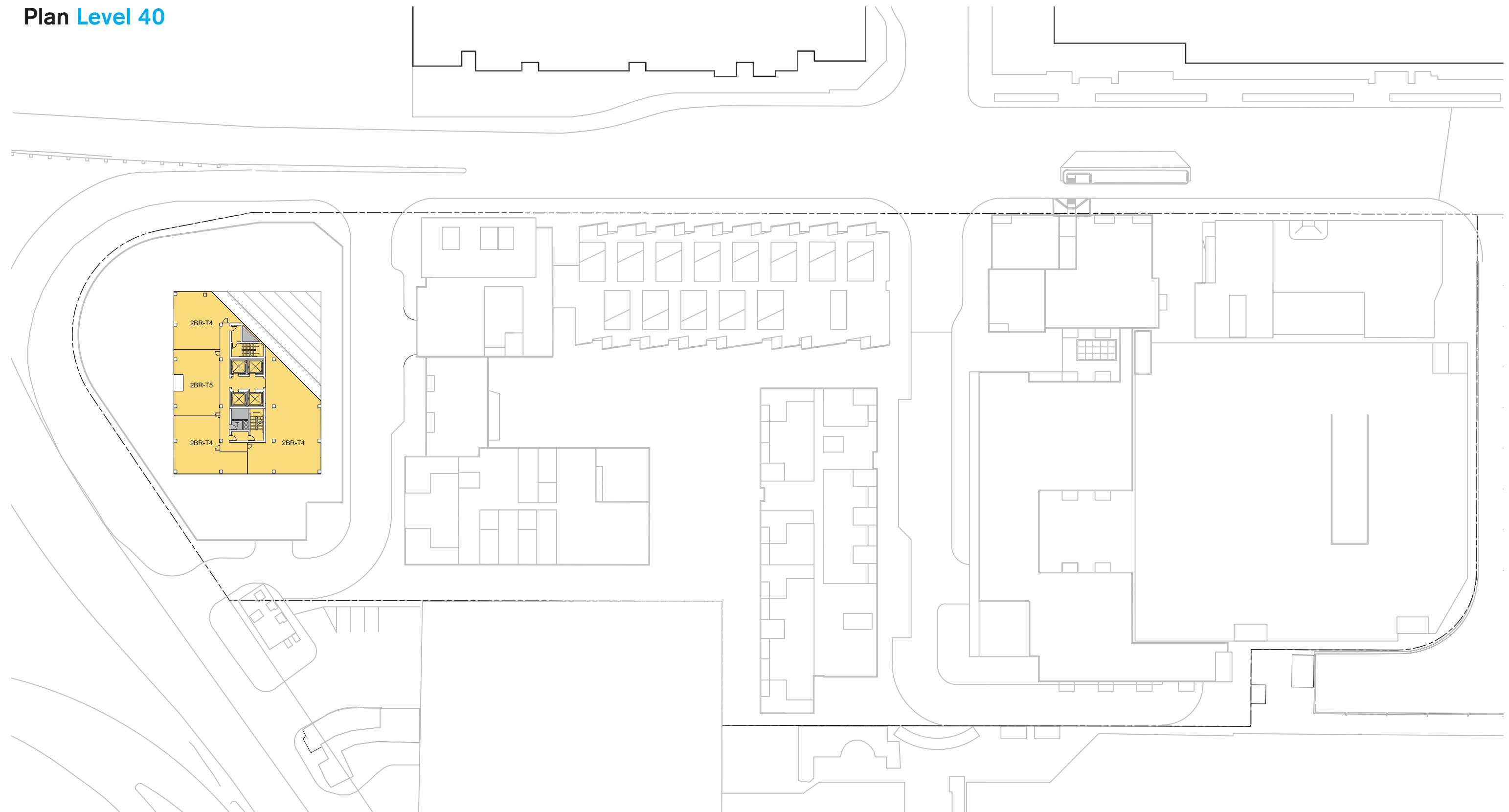
Plan Level 39



SCALE 1" = 60'
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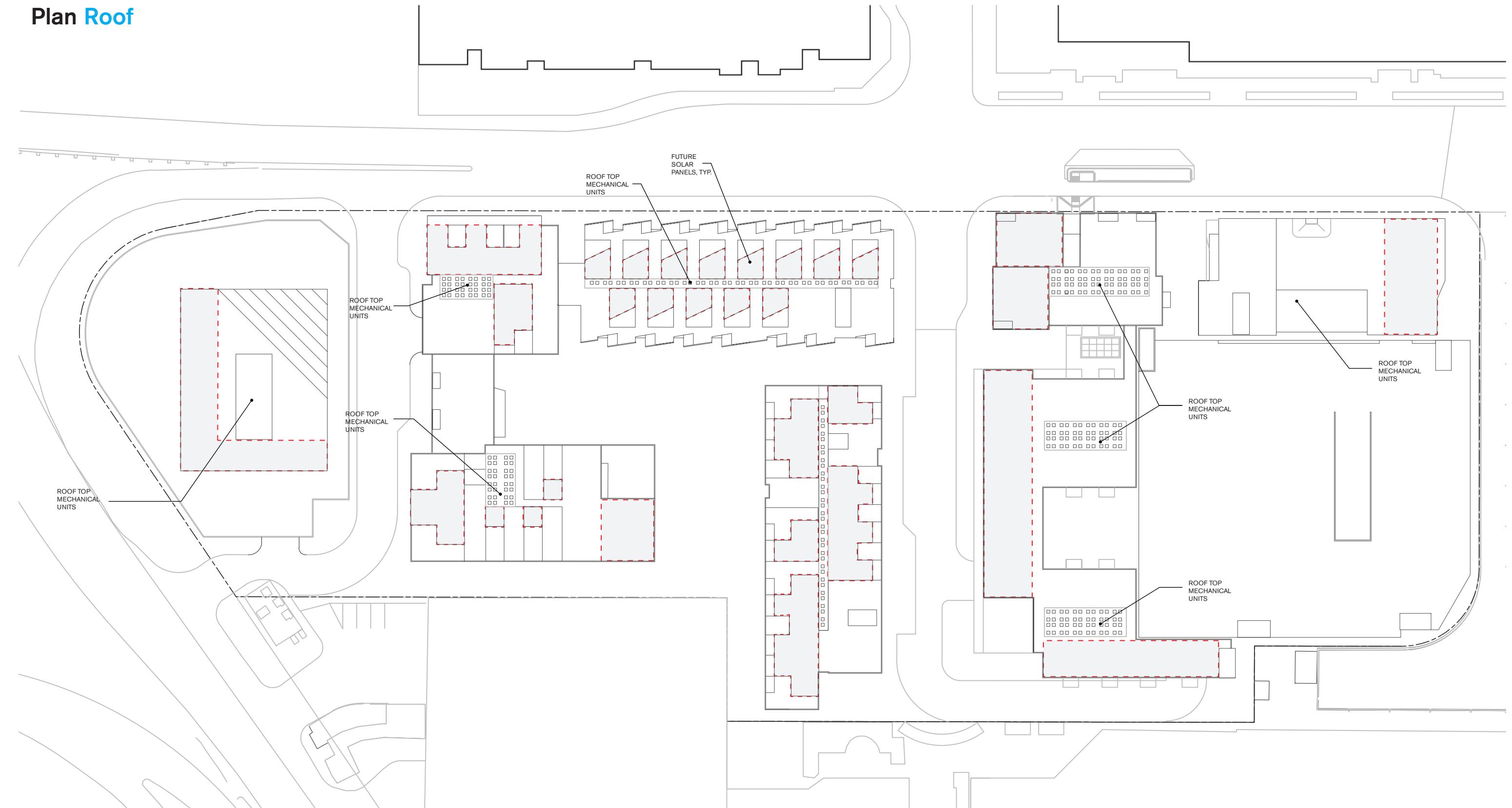
Plan Level 40

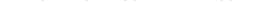


SCALE 1" = 60'
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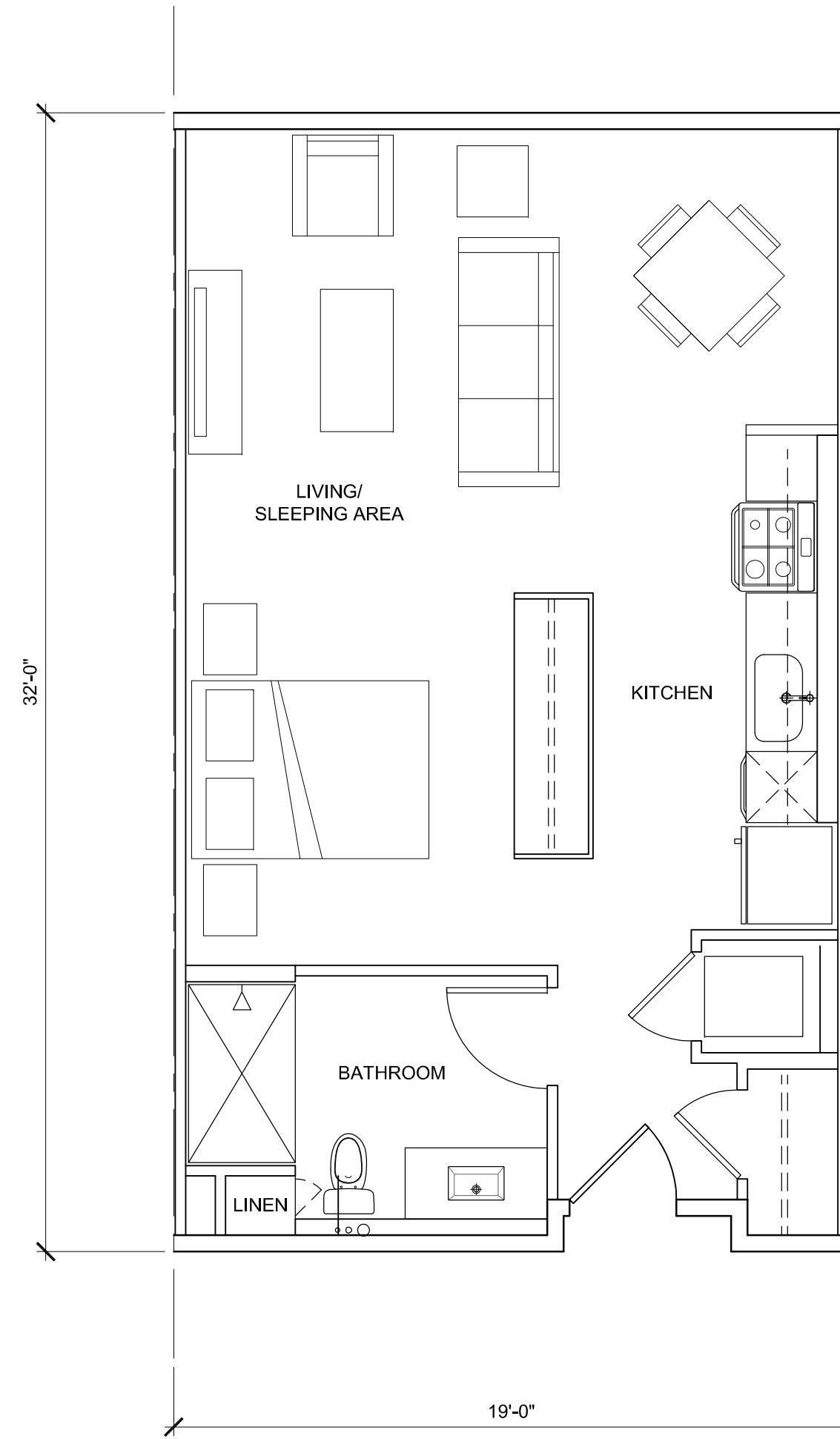
Plan Roof



SCALE 1" = 60'  

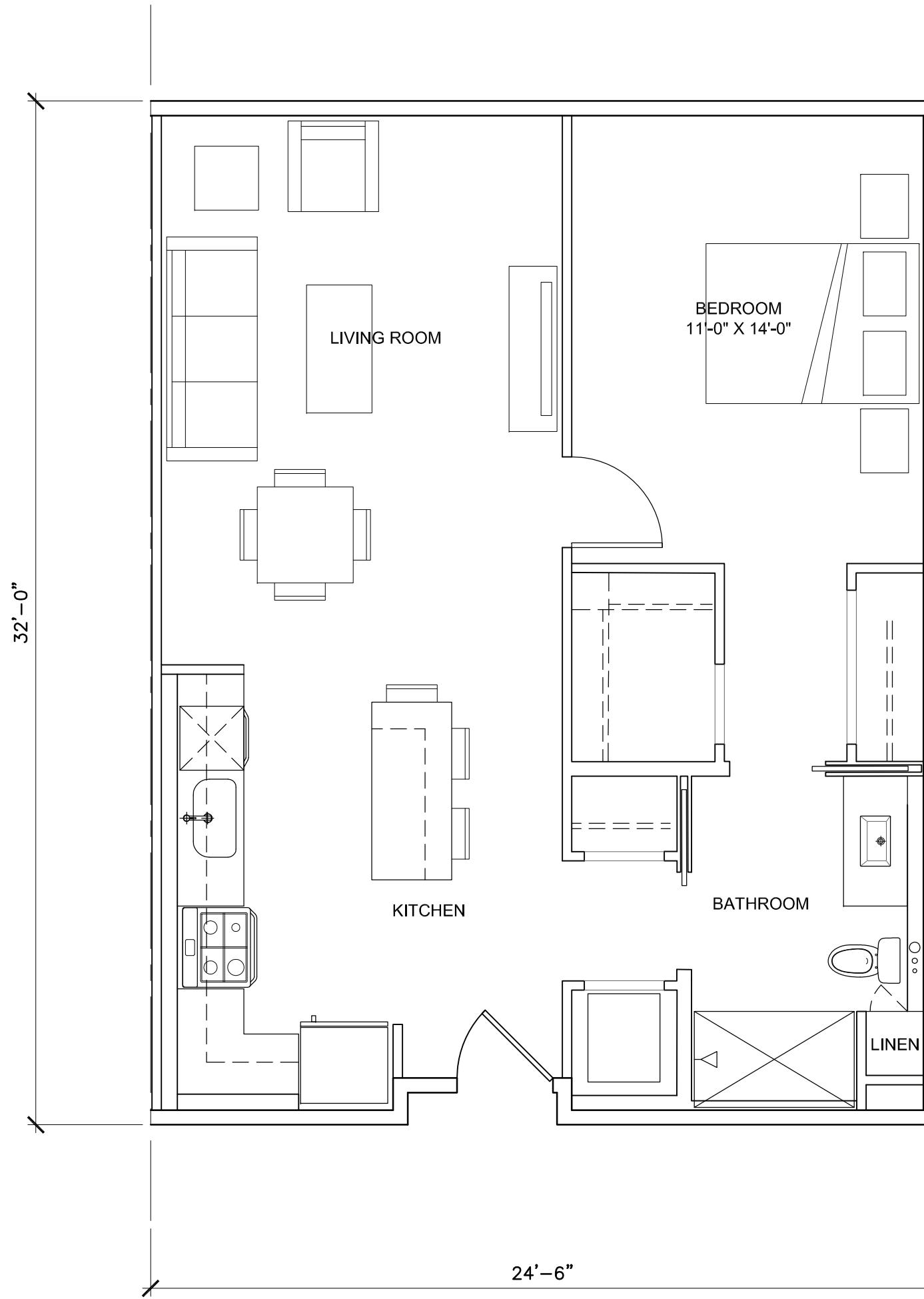
Typical Unit Plan Studio

Gross Leasable Area: 603 sf



Typical Unit Plan 1 Bedroom

Gross Leasable Area: 779 sf



Typical Unit Plan 2 Bedroom

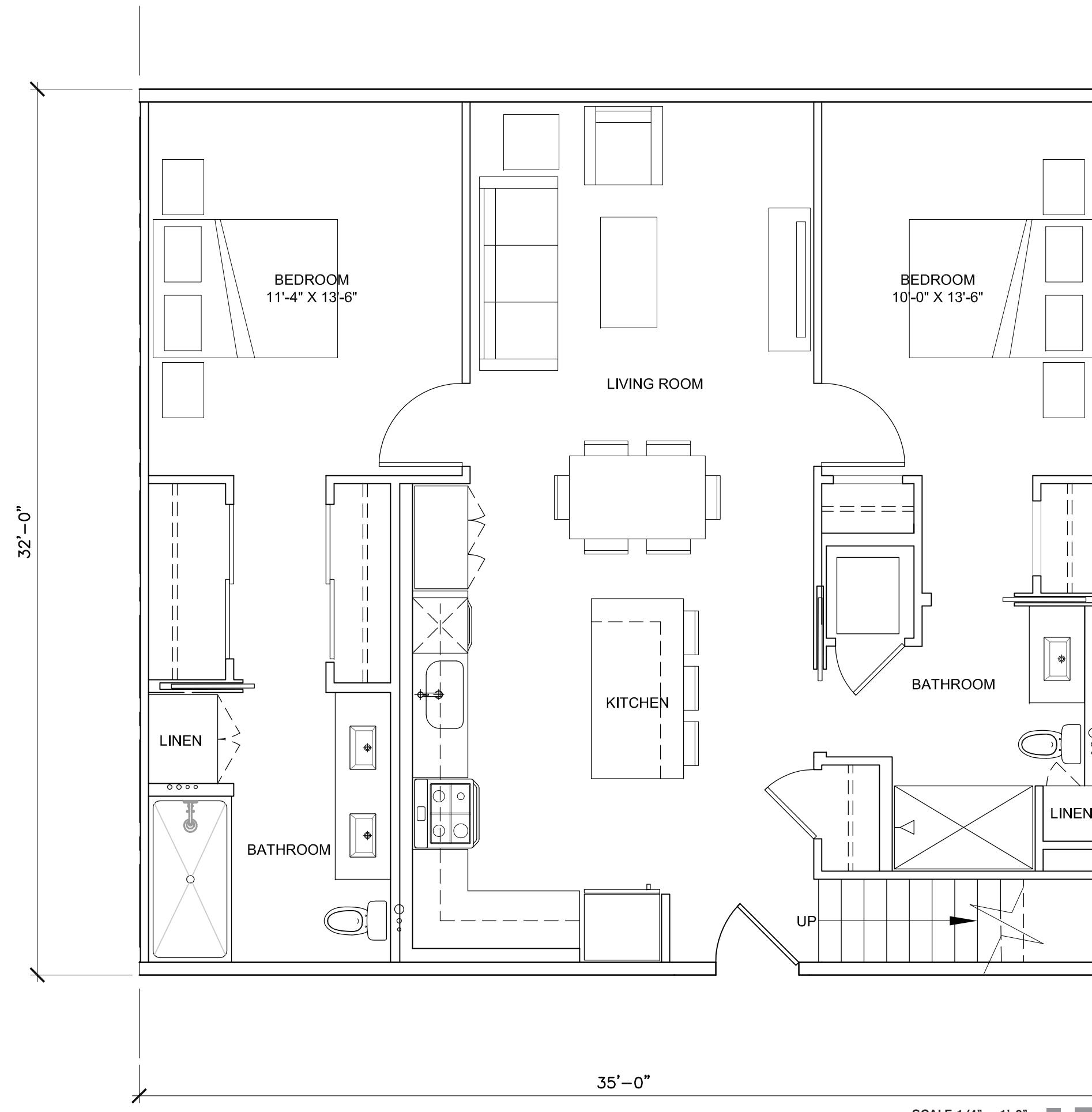
Gross Leasable Area: 1,115 sf



Typical Unit Plan 3 Bedroom

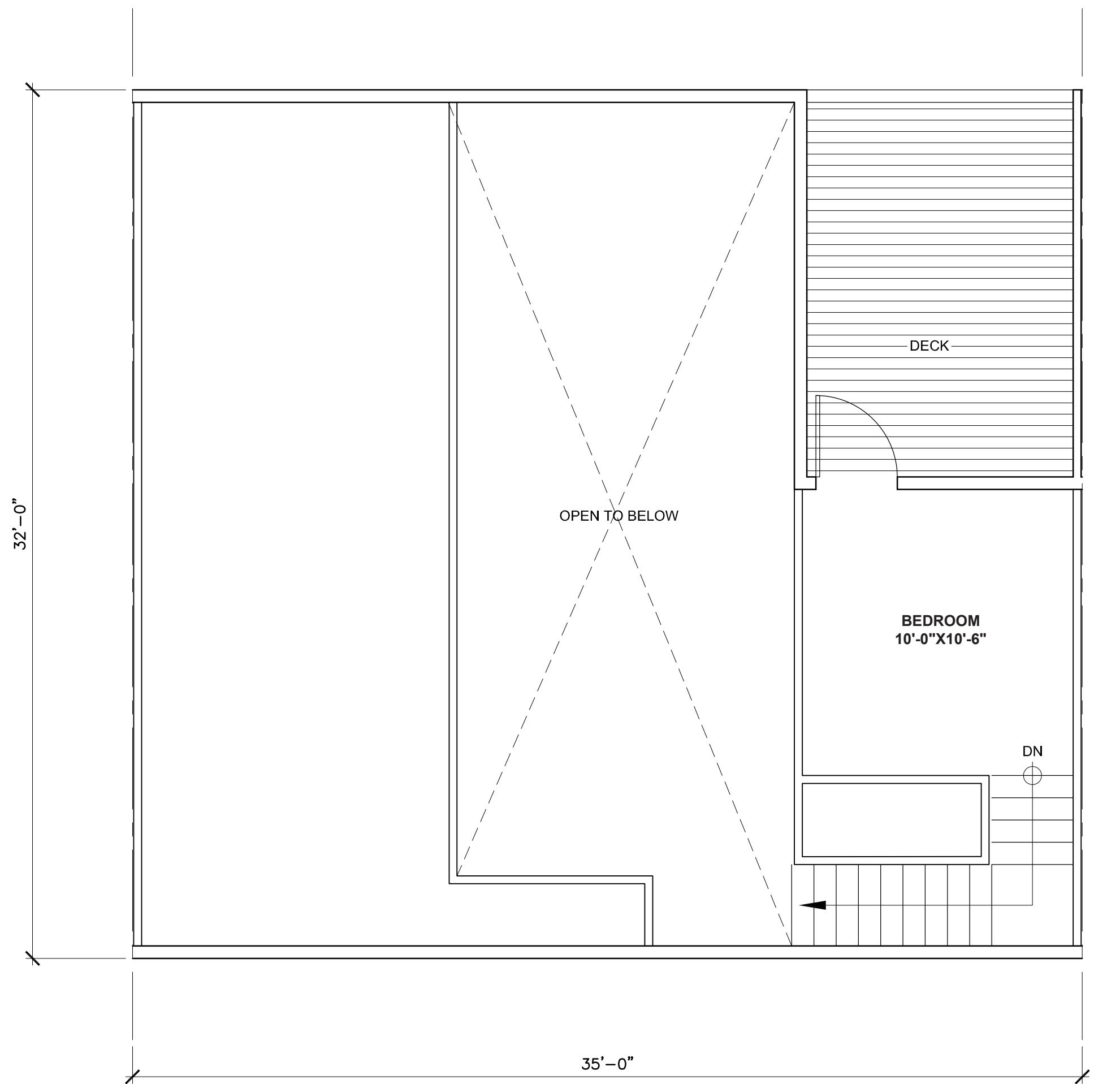
Gross Leasable Area: 1,250 sf

LEVEL 01

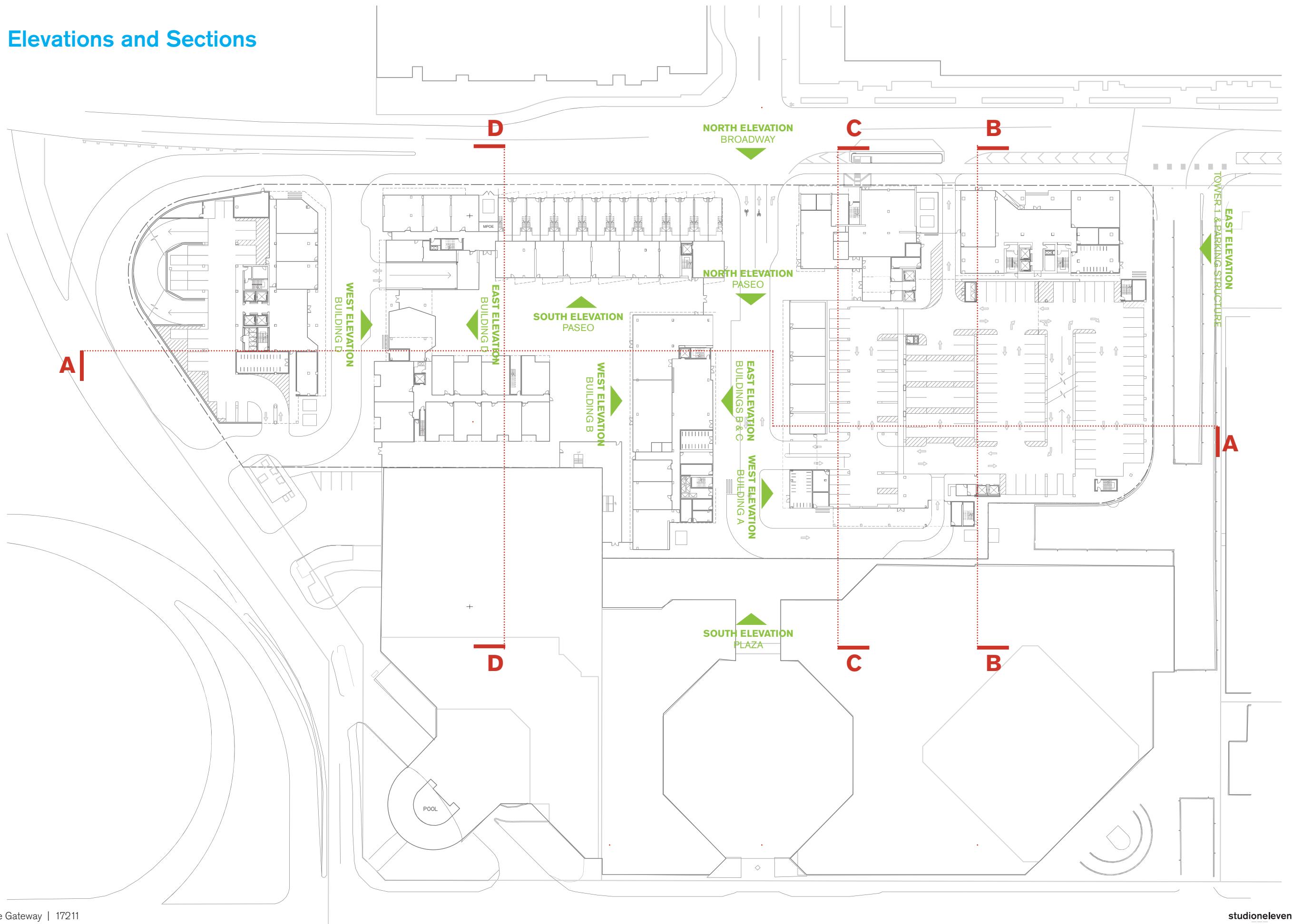


Typical Unit Plan 3 Bedroom

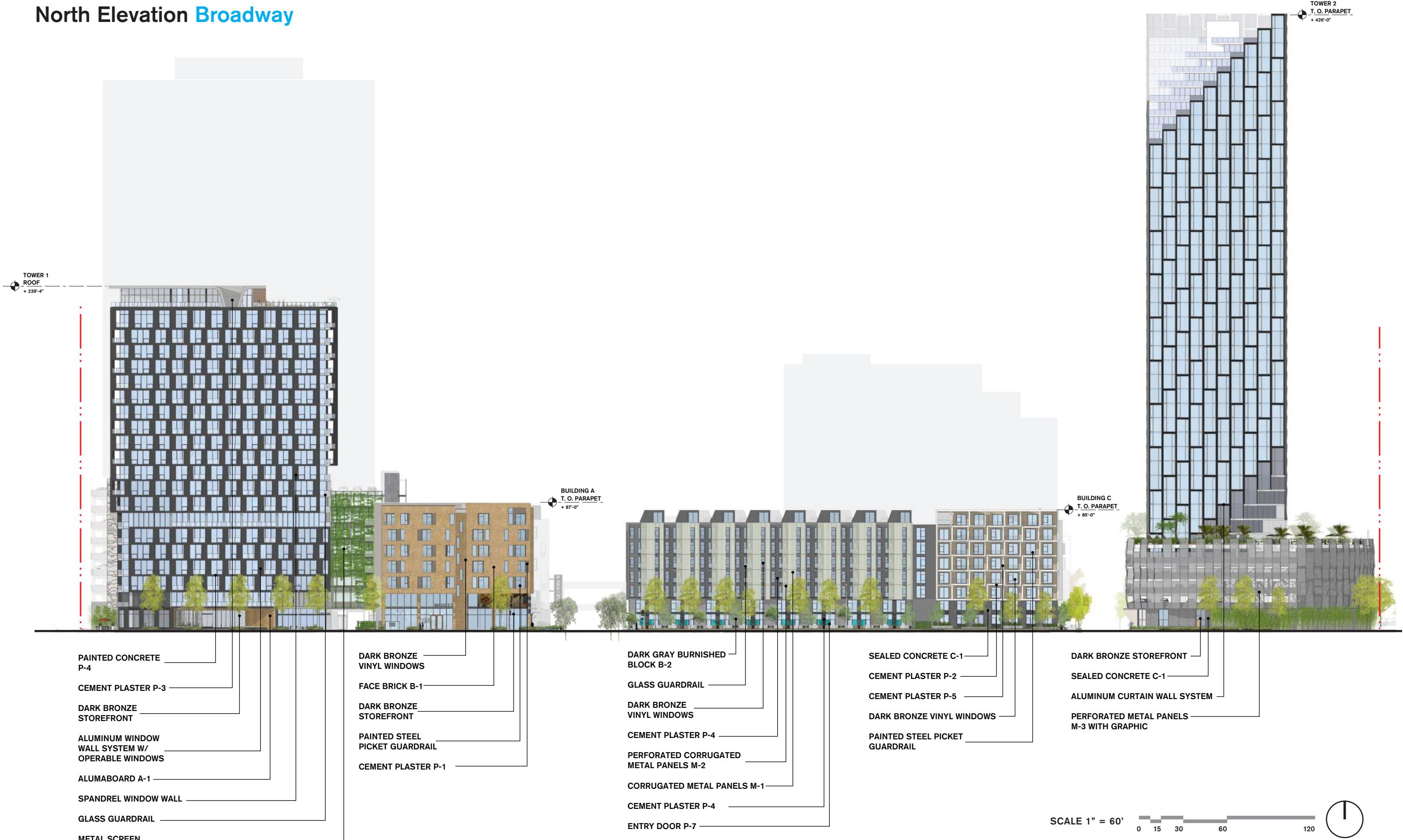
MEZZANINE LEVEL



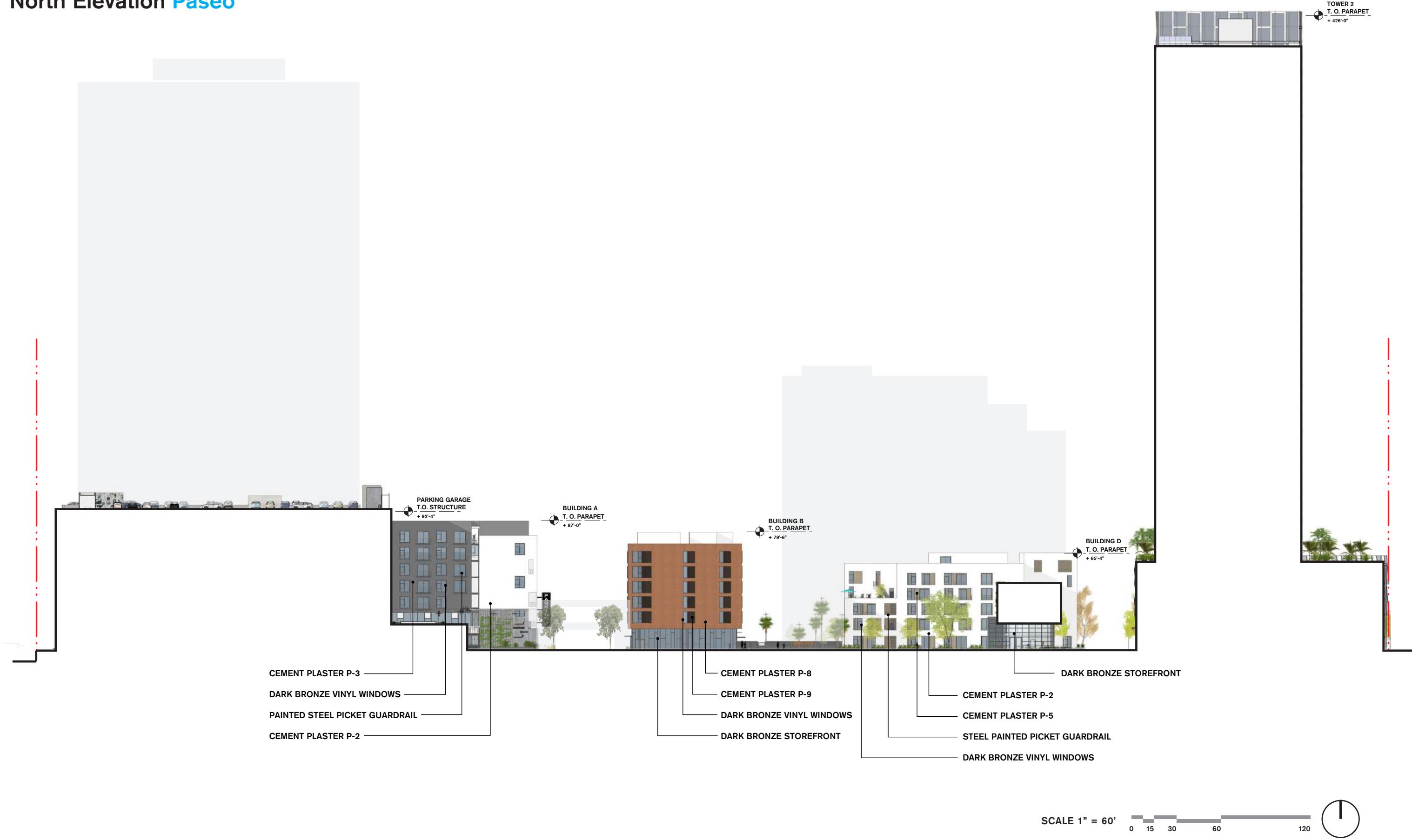
Key Plan Elevations and Sections



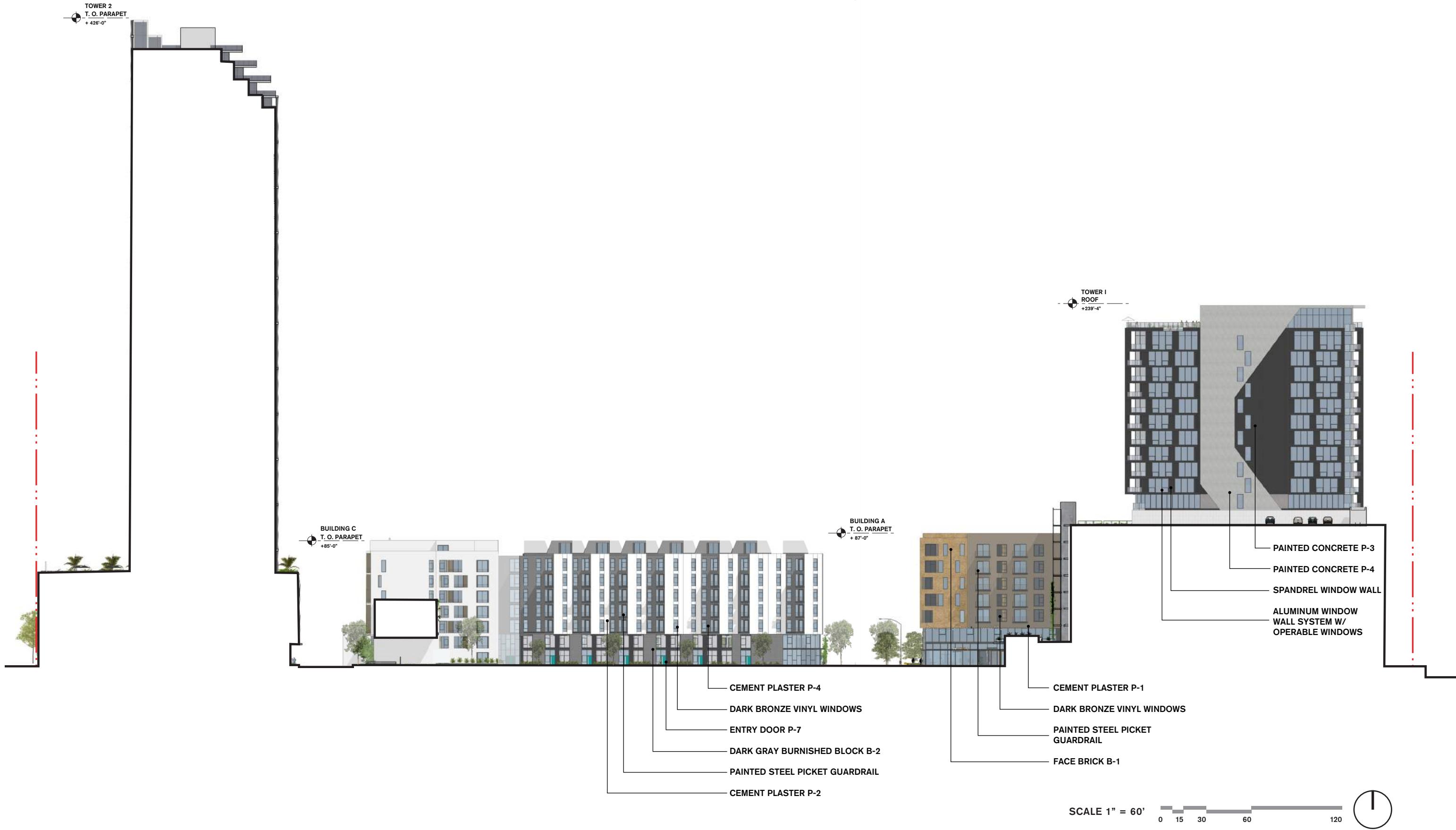
North Elevation Broadway



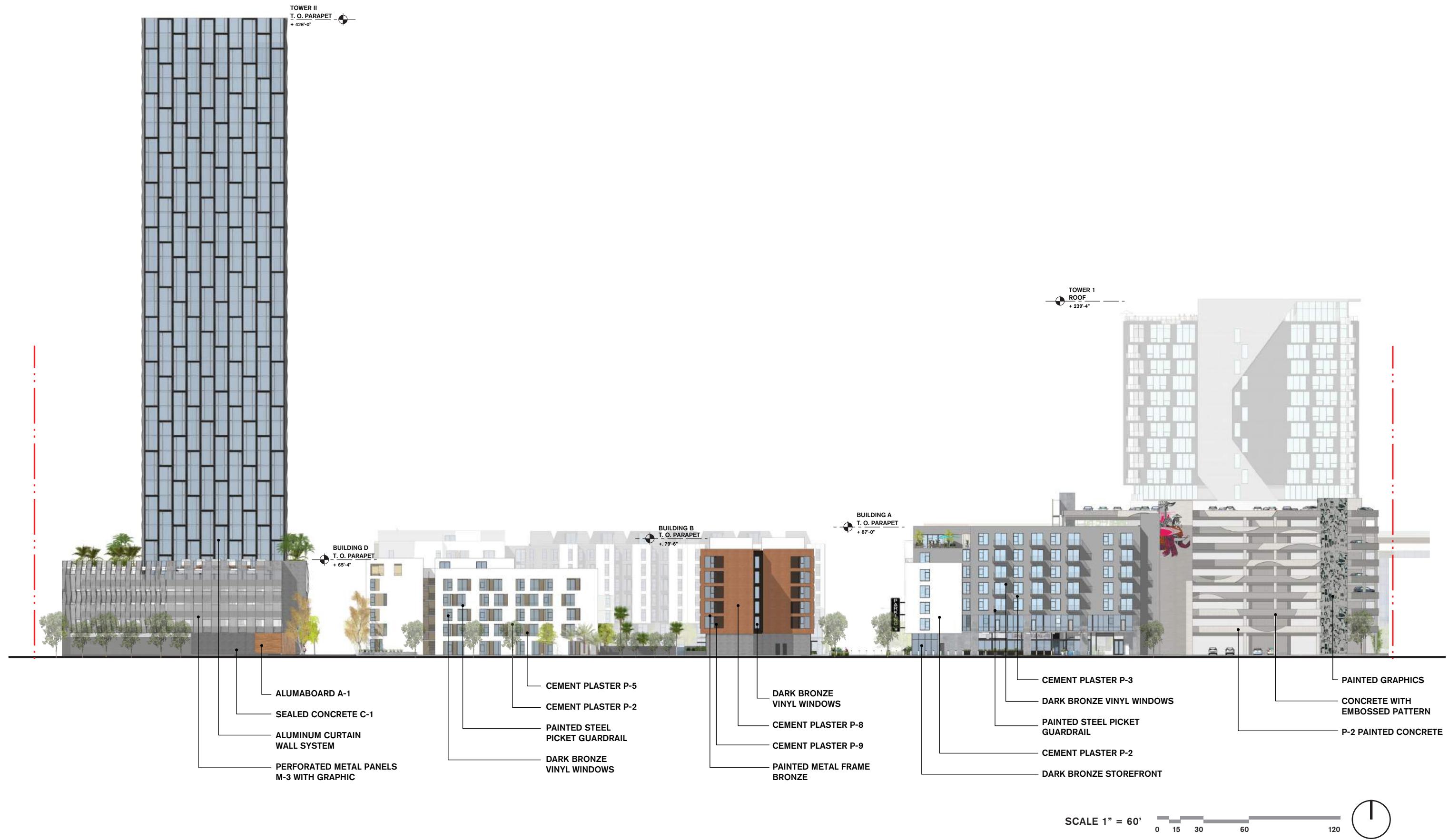
North Elevation Paseo



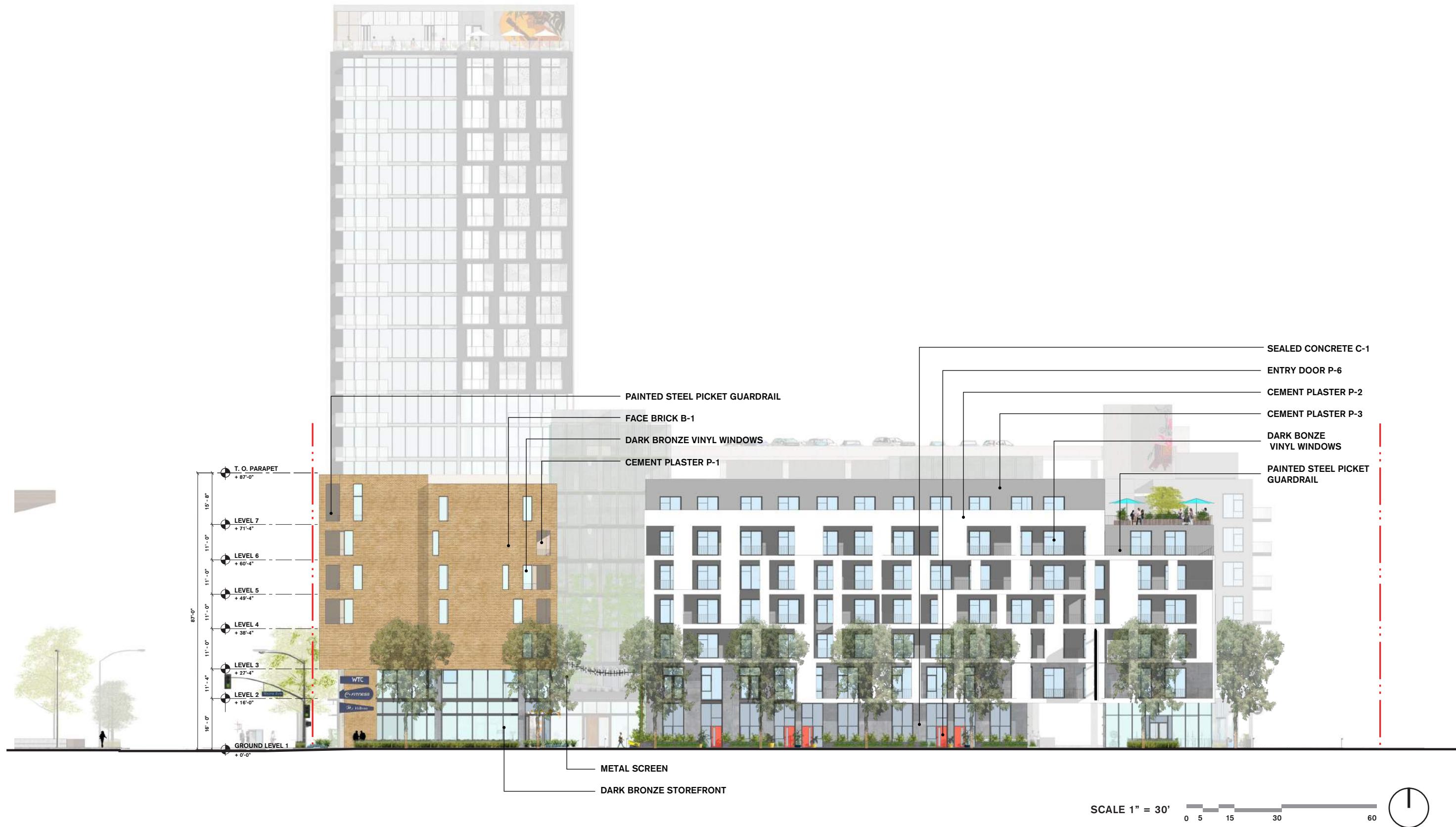
South Elevation Paseo



South Elevation Plaza



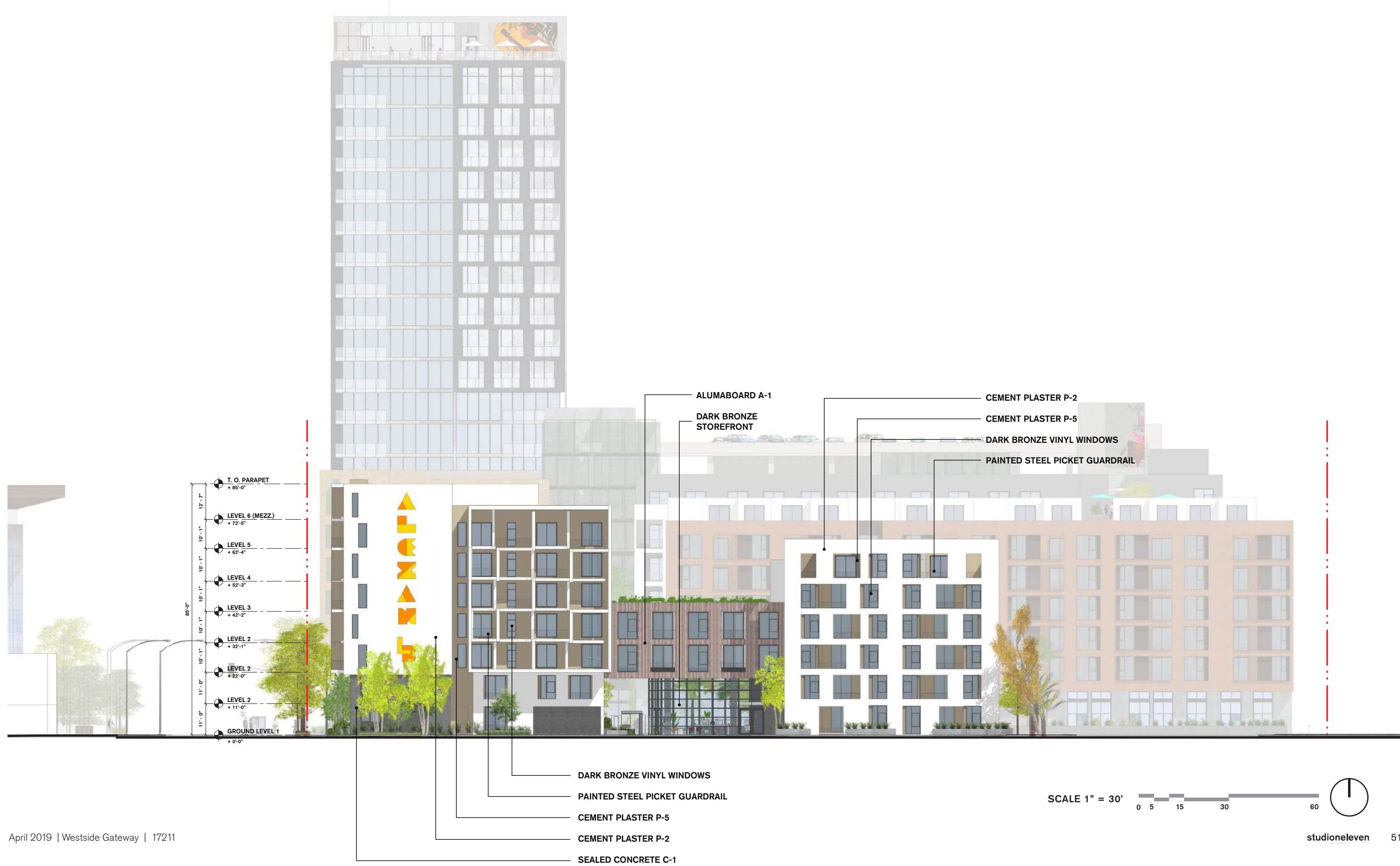
West Elevation Building A



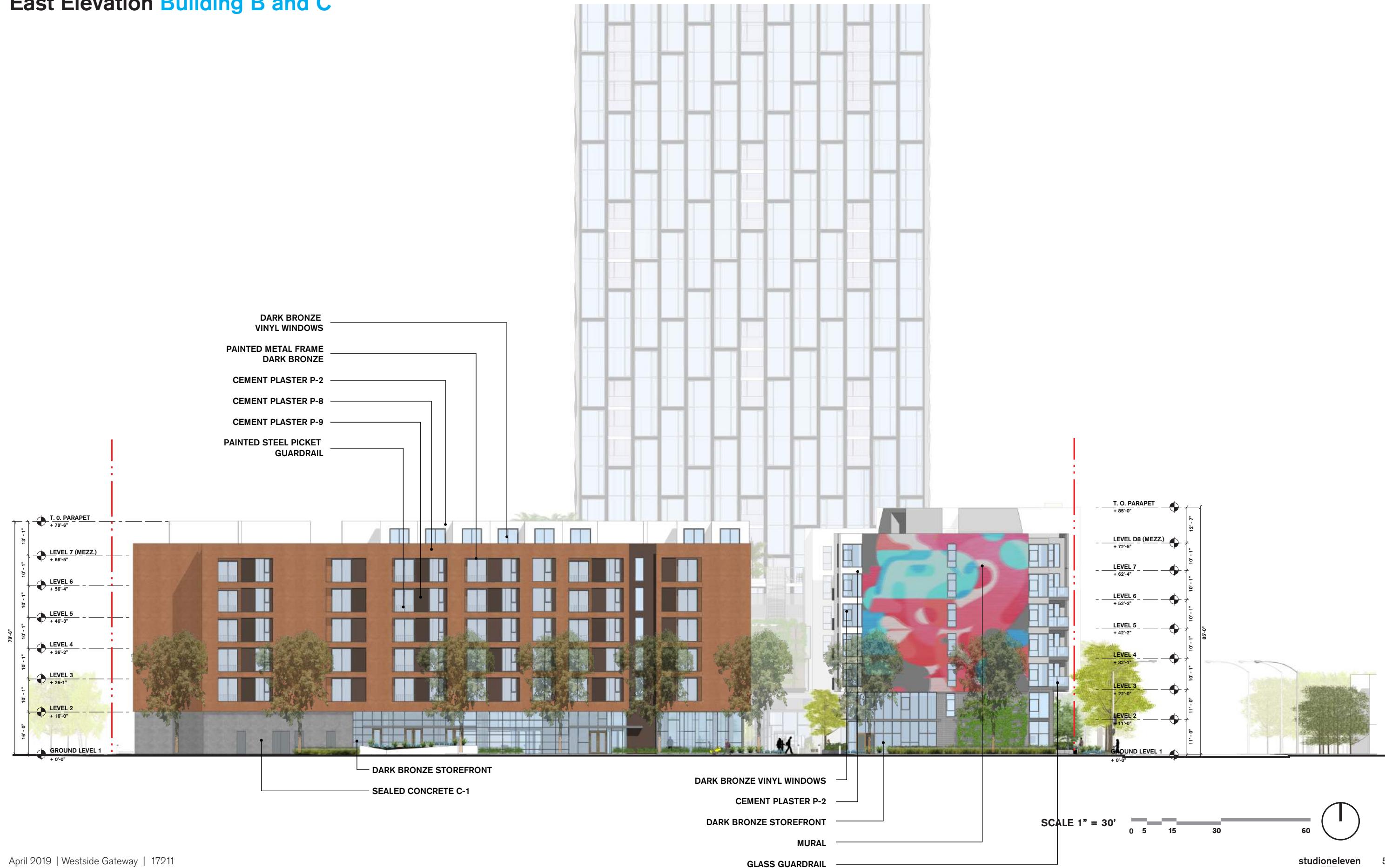
West Elevation Building B



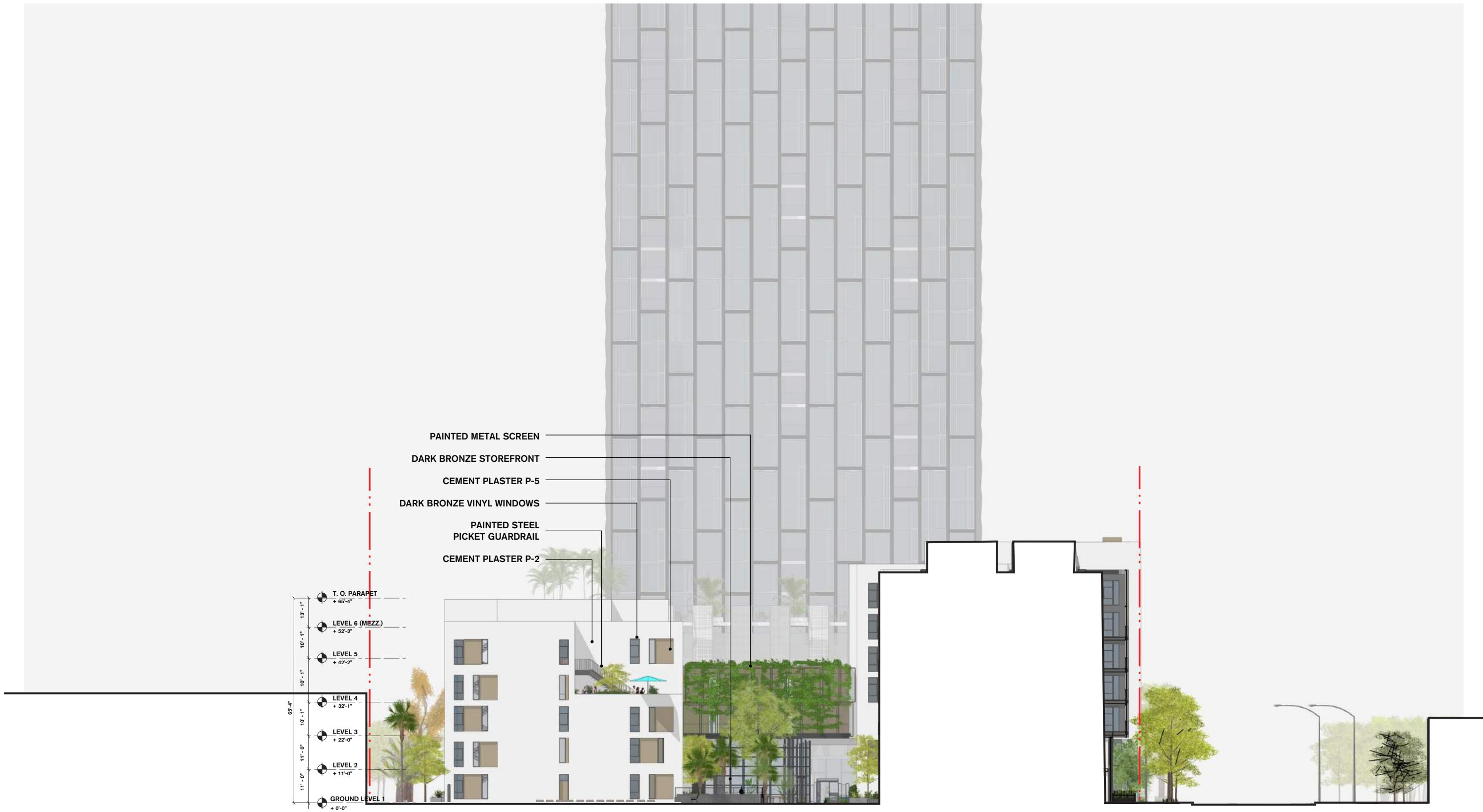
West Elevation Building C and D



East Elevation Building B and C

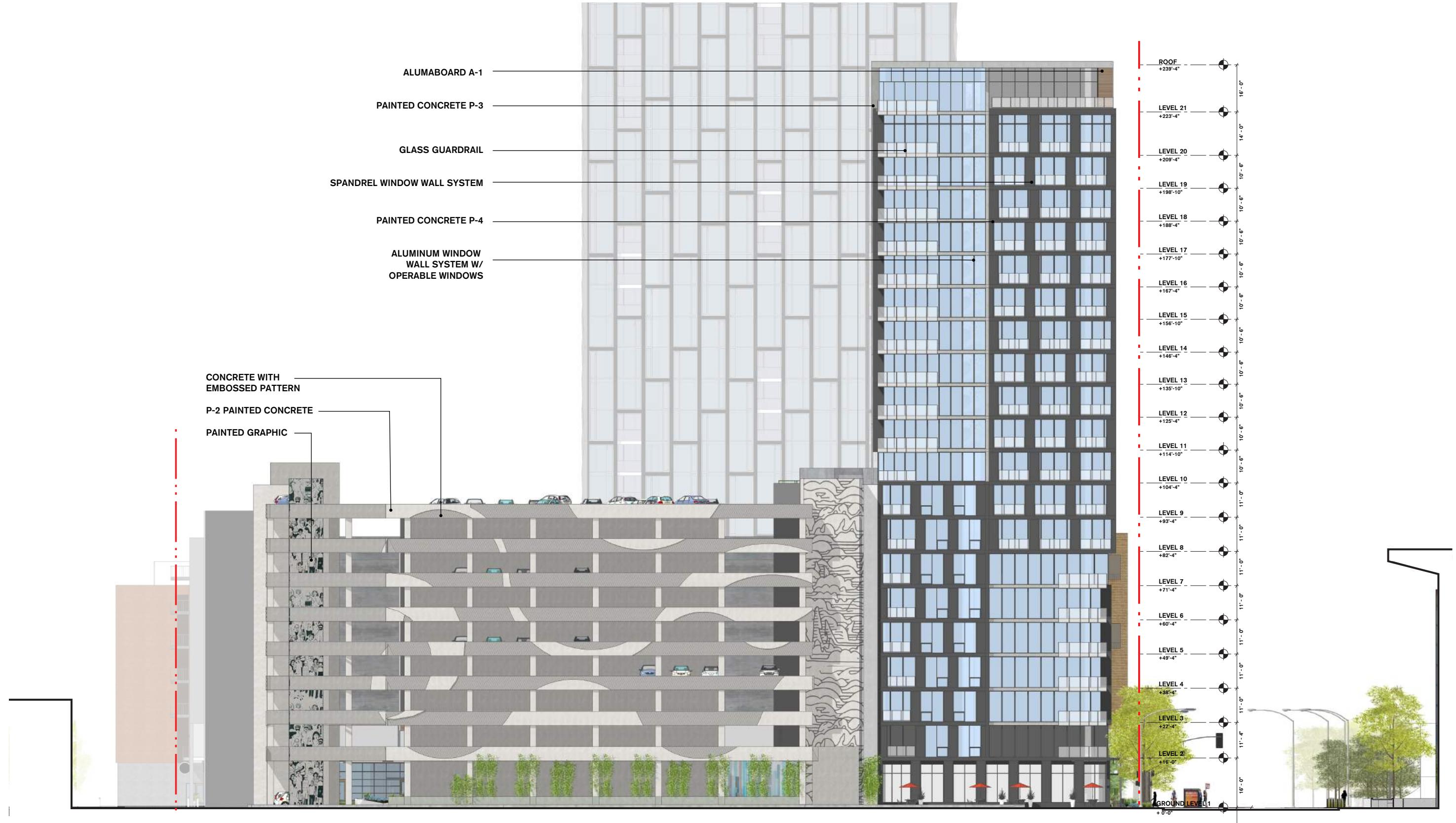


East Elevation Building C and D

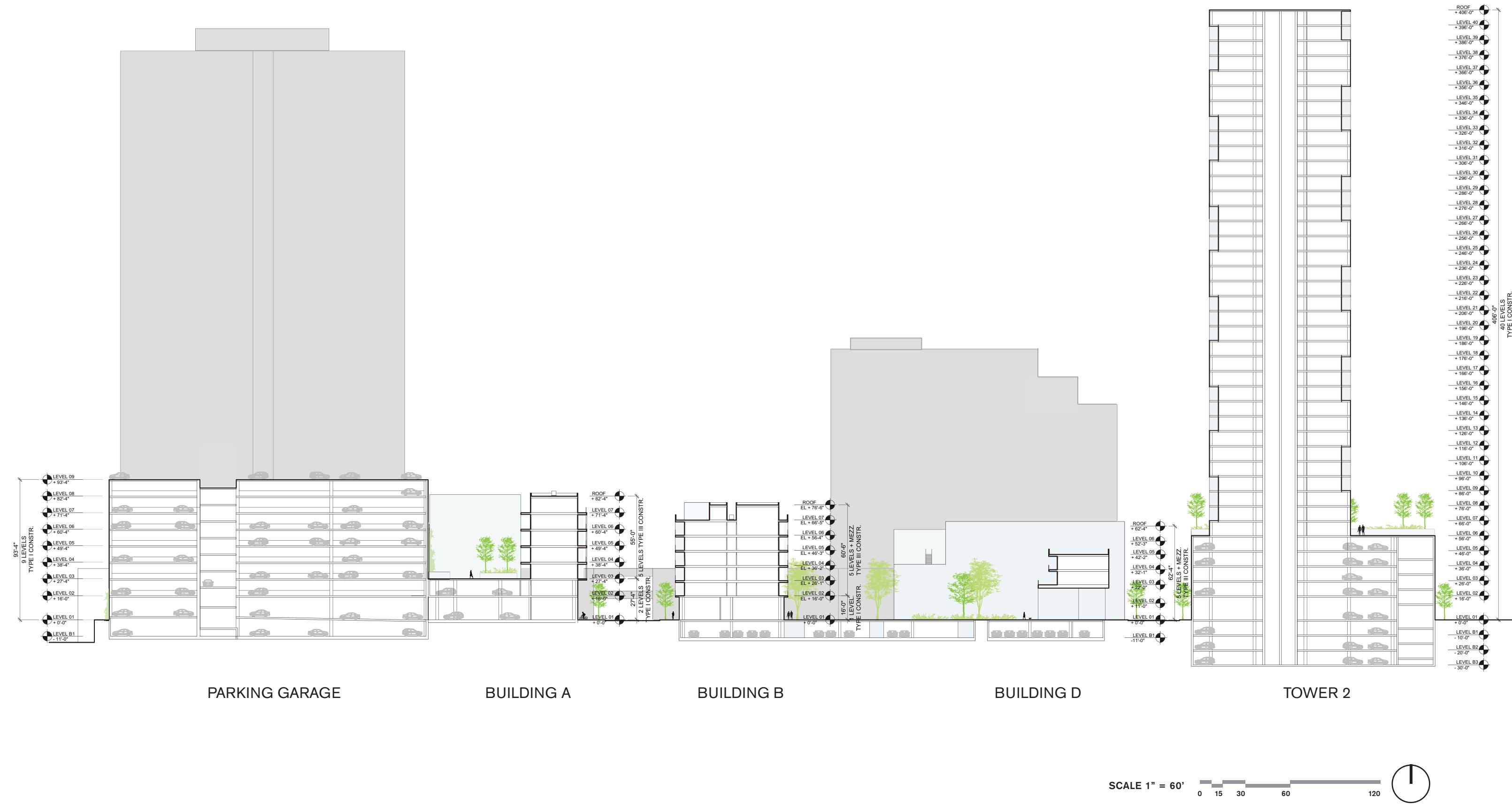


SCALE 1"-0" = 0'-0"

East Elevation Tower I / Parking Garage

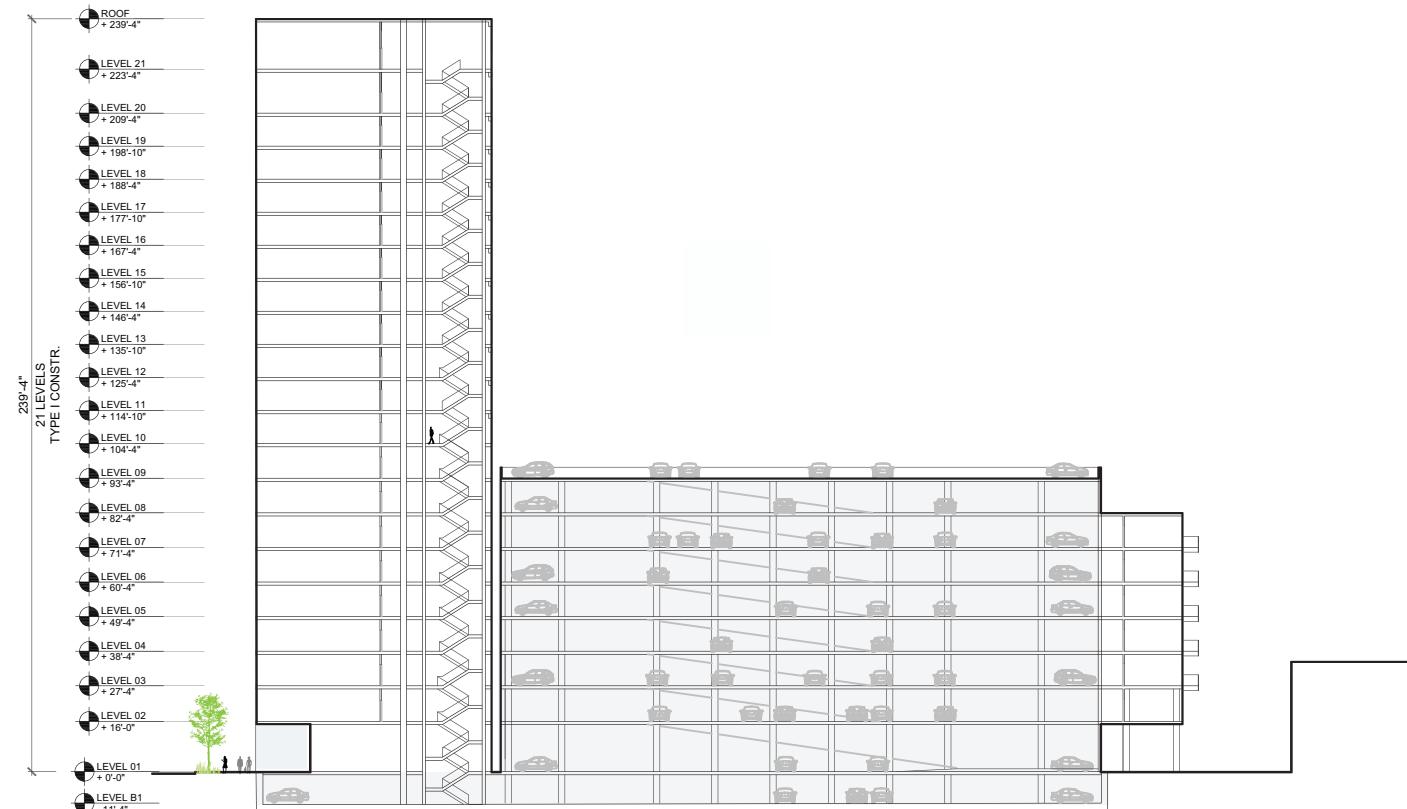


Section A East - West



Sections North - South

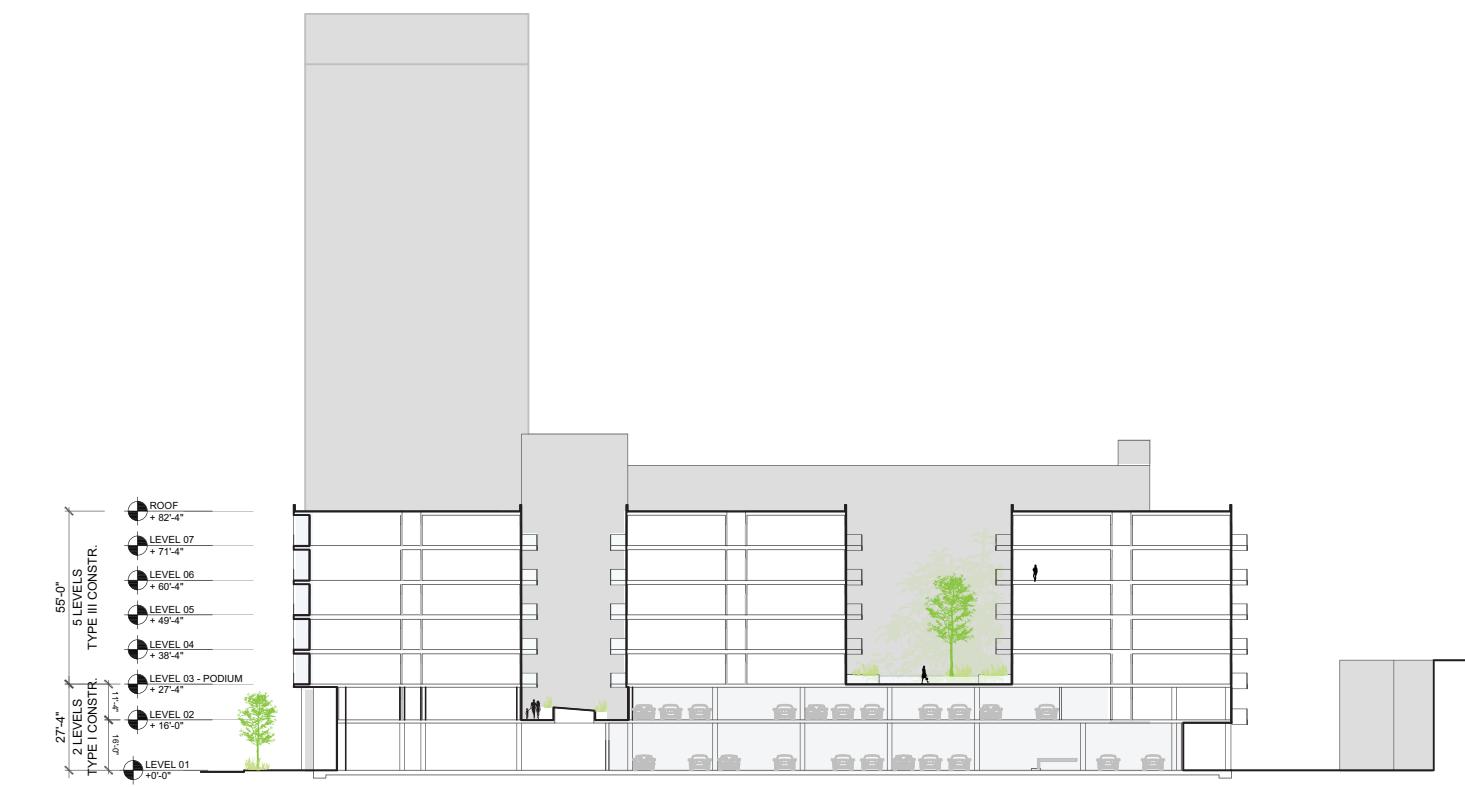
Section B



TOWER 1

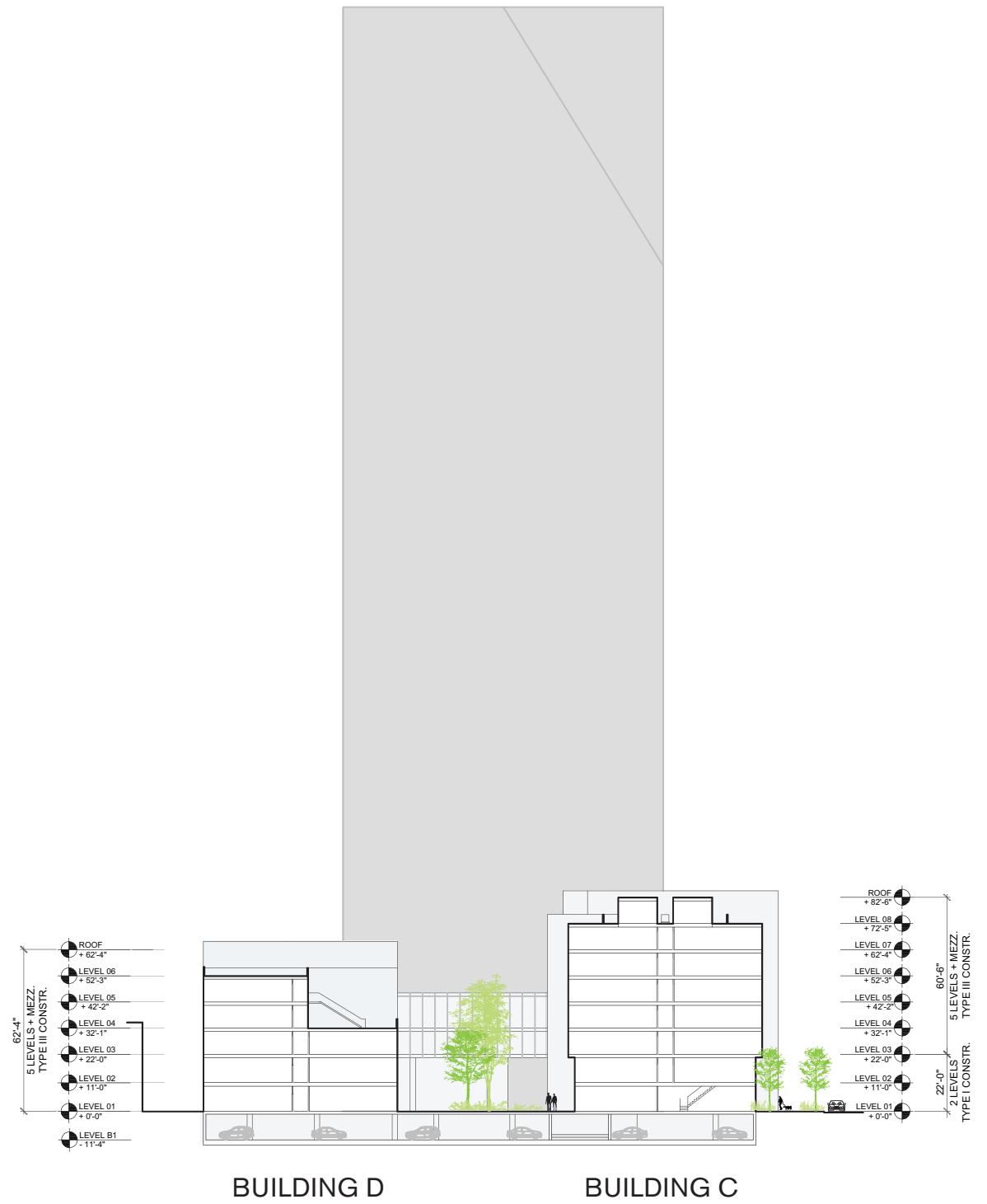
PARKING GARAGE

Section C



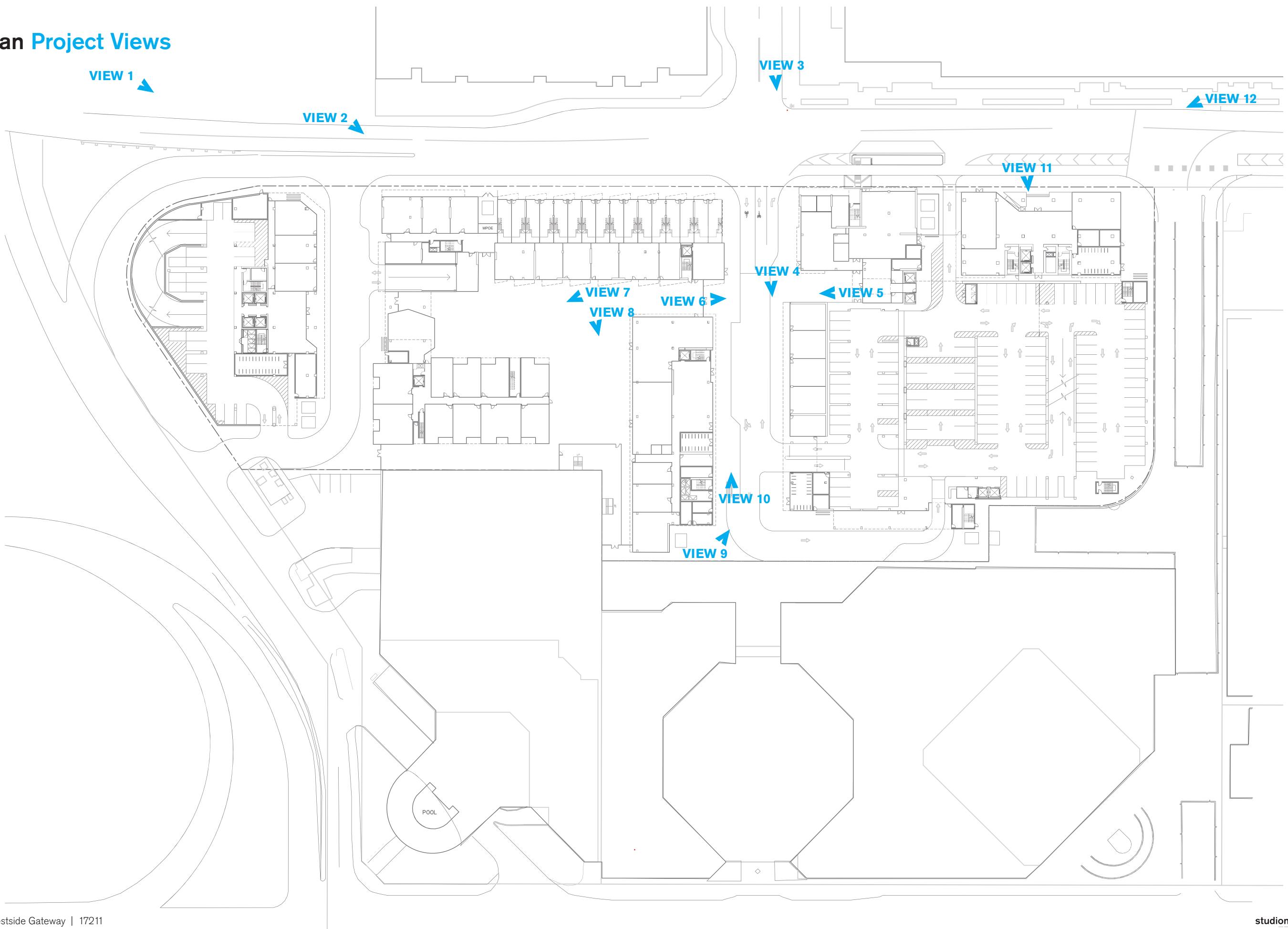
BUILDING A

Section D North - South



SCALE 1" = 60'
 0 15 30 60 120

Key Plan Project Views



View 1 West Shoreline Drive



View 2 Broadway



View 3 Broadway & Maine



View 4 Maine Avenue



View 5 Entry Court



View 6 Paseo



View 7 Courtyard



View 8 Courtyard



View 9 Plaza



View 10 Co-working Parklet



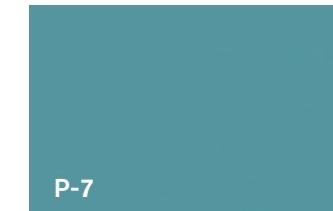
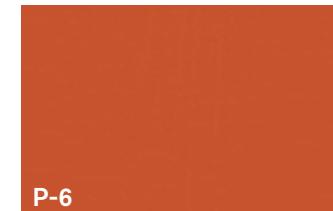
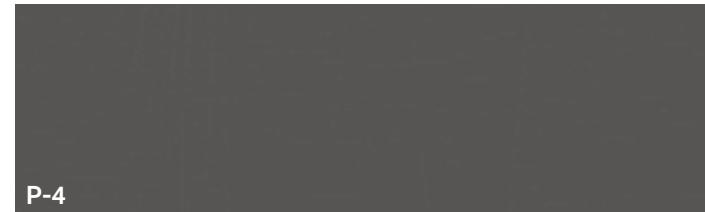
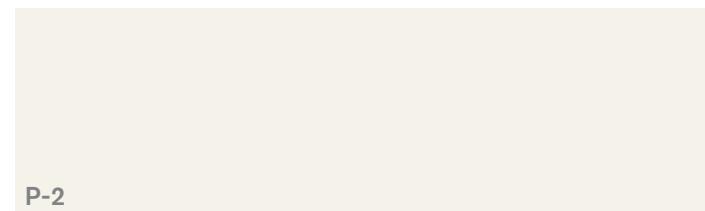
View 11 Tower 1 Lobby



View 12 Broadway



Design Material Palette



B-1. Face Brick - Endicott - Desert Sands with Black

C-1. Sacked and Sealed Concrete

A-1. Alumaboard - Amber Bamboo

A-2. Alumaboard - Medium Cherry

M-1. Perforated Corrugated Metal Panels

M-2. Corrugated Metal Panel Painted with
PPG UCO6684F Satin Nickel

P-1. Dunn Edwards - DE5319 Fine Sand

P-2. Dunn Edwards - DE6219 Antique Paper

P-3. Dunn Edwards - DE6291 Casting Shadow

P-4. Dunn Edwards - DE6378 Jet

P-5. Dunn Edwards - DE5362 Maple Syrup

P-6. Dunn Edwards - DE5139 Spicy Tomato

P-7. Dunn Edwards - DE5767 Star City

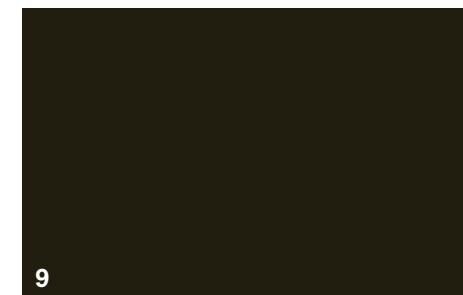
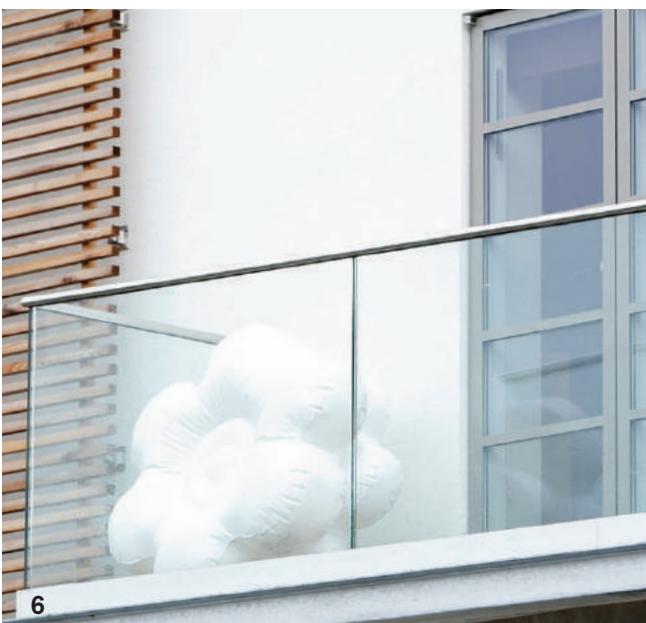
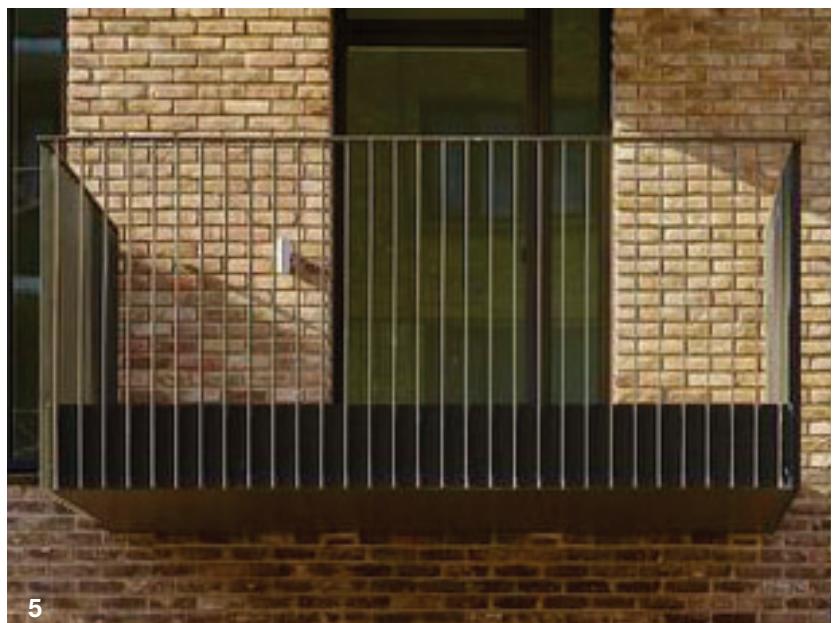
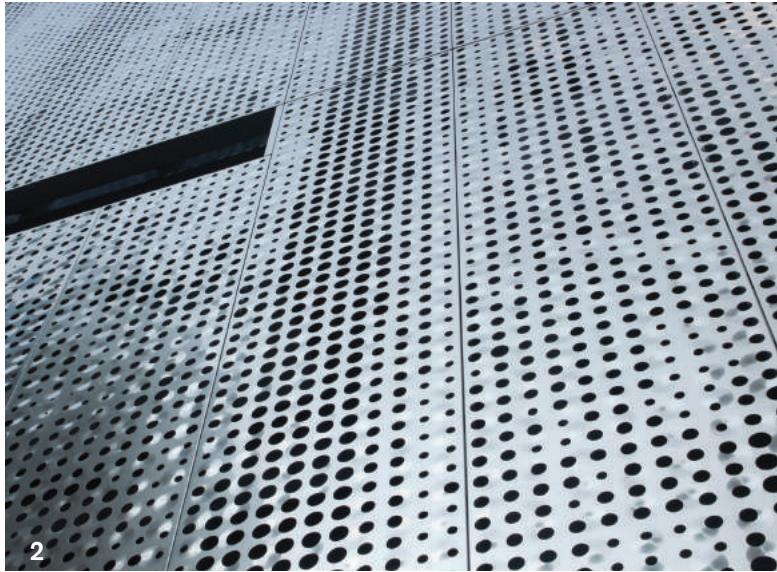
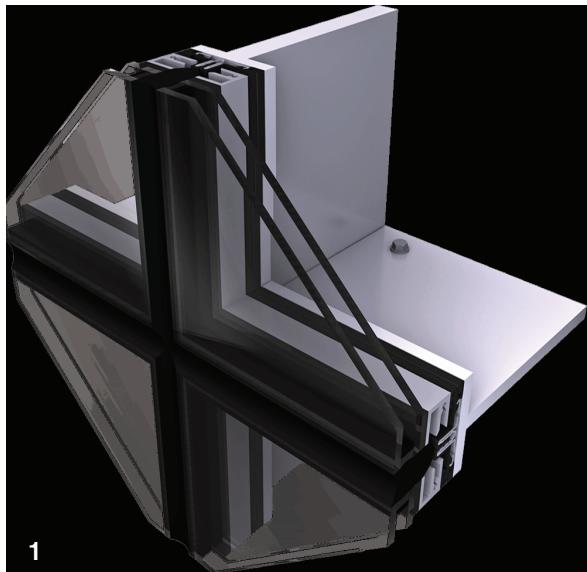
P-9. Dunn Edwards - DE6077 Deep Brown

P-10. Dunn Edwards - DE5319 Lion's Mane

P-11. Dunn Edwards - DE5578 Wasabi

1. Spandrel Glass - ICD OPACICOTE300 - Charcoal

Design Material Palette



1. TGP Steelbuilt Curtain Wall Infinity System
Dark Bronze Kynar Powdercoat Finish
2. Perforated Metal Panels with Decorative Graphics
3. Burnished Concrete Masonry Unit - Dark Grey
4. 20/30 Sand Float Plaster
5. Steel Picket Guardrail
6. Glass Guardrail
7. Arcadia Aluminum Windows AB-7
Dark Bronze Anodized
8. Premium Exterior Vinyl Windows
Milgard Espresso Finish
9. PPG Performance Coating for Metal Work
UC109850 Bronze

Project Summary Zoning

ZONING SUMMARY																					
PROJECT SITE INFORMATION		APN #	ADDRESS	LOT AREA	ZONE																
		7281-010-001	600 W. Broadway	5.59 acres	243,693 sf PD-30 Downtown Plan																
PROPOSED CONSTRUCTION TYPE		Type I High Rise Structures, Type III Over Type I Midrise Structures, Type III Midrise Structures, and Type I Parking Structure																			
PROPOSED STORIES		40 stories Max.																			
<table border="1"> <thead> <tr> <th>SETBACKS</th> <th>ALLOWED</th> <th>PROPOSED</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td>Broadway</td> <td>0'-0"</td> <td>Varying 0'-0" - 6'-9"</td> <td>(See LBD PD-30 Figure 3-4 + Table 3-8) Provides Required Building Setbacks and requirements</td> </tr> <tr> <td>Golden</td> <td>0'-0"</td> <td>0'-0"</td> <td>Lot is NOT adjacent to Neighborhood Overlay therefore 0 feet setback required. (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.</td> </tr> <tr> <td>Interior Setbacks</td> <td>5'-0"</td> <td>Varying 5'-0" - 24'-0"</td> <td>For Zero-Foot-Build-To-Line, up to 20 percent of the building frontage may be set back not more than 5 feet. The Site Plan Review Committee may consider context-sensitive setbacks, deviating from the required setback or build-to lines on individual projects for both additions and new construction, if those deviations would be consistent with the intent of this Plan (Page 52).</td> </tr> </tbody> </table>						SETBACKS	ALLOWED	PROPOSED	NOTES	Broadway	0'-0"	Varying 0'-0" - 6'-9"	(See LBD PD-30 Figure 3-4 + Table 3-8) Provides Required Building Setbacks and requirements	Golden	0'-0"	0'-0"	Lot is NOT adjacent to Neighborhood Overlay therefore 0 feet setback required. (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"	Varying 5'-0" - 24'-0"	For Zero-Foot-Build-To-Line, up to 20 percent of the building frontage may be set back not more than 5 feet. The Site Plan Review Committee may consider context-sensitive setbacks, deviating from the required setback or build-to lines on individual projects for both additions and new construction, if those deviations would be consistent with the intent of this Plan (Page 52).
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RESIDENTIAL UNITS		-	756 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) *(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																	
BUILDING HEIGHT		240 ft. 500 ft. With Incentives	65 ft. 4 inches to 426 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 11.0 With Incentives	5.9	(See LBD PD-30 Table 3-3) for Building Height and FAR (Floor Area Ratios)																	
GROSS BUILDING AREA		1,949,544 sf 2,680,623 sf With Incentives	1,431,145 sf	Total Building Area = Lot Area x FAR																	

Project Summary Building Area

PROPOSED BUILDING AREA SUMMARY (FAR)			
TOWER 1	LEVEL	DESCRIPTION	GROSS AREA
B1	Sub-T Parking		11,348 sf
1	Residential		9,146 sf
2	Residential		10,236 sf
3	Residential		10,236 sf
4	Residential		10,236 sf
5	Residential		10,236 sf
6	Residential		10,236 sf
7	Residential		9,868 sf
8	Residential		10,177 sf
9	Residential		10,177 sf
10	Residential		10,128 sf
11	Residential		10,130 sf
12	Residential		10,130 sf
13	Residential		10,130 sf
14	Residential		10,130 sf
15	Residential		10,130 sf
16	Residential		10,130 sf
17	Residential		10,130 sf
18	Residential		10,130 sf
19	Residential		10,130 sf
20	Residential		10,130 sf
21	Residential		6,665 sf
SUBTOTAL			219,989 sf
Parking Structure			
B1	Sub-T Parking		40,286 sf
1	Parking Garage		39,996 sf
2	Parking Garage		39,996 sf
3	Parking Garage		39,996 sf
4	Parking Garage		39,996 sf
5	Parking Garage		39,996 sf
6	Parking Garage		39,996 sf
7	Parking Garage		39,996 sf
8	Parking Garage		39,996 sf
9	Parking Garage		37,879 sf
SUBTOTAL			398,133 sf
Building A			
1	Residential		9,912 sf
1	Parking		13,866 sf
1	Commercial		3,000 sf
Level 1 Total			26,778 sf
2	Residential		18,554 sf
2	Parking		8,741 sf
Level 2 Total			27,295 sf
3	Residential		24,513 sf
4	Residential		24,513 sf
5	Residential		24,513 sf
6	Residential		24,513 sf
7	Residential		23,286 sf
SUBTOTAL			175,411 sf
Building B			
1	Residential		13,415 sf
2	Residential		13,908 sf
3	Residential		13,908 sf
4	Residential		13,908 sf
5	Residential		13,908 sf
6	Residential		13,908 sf
LEVEL 6 MEZZ	Residential		2,250 sf
SUBTOTAL			85,205 sf
Building C			
B1	Sub-T Parking		50,336 sf
1	Residential		21,164 sf
2	Residential		21,640 sf
3	Residential		23,721 sf
4	Residential		23,638 sf
5	Residential		21,245 sf
6	Residential		21,245 sf
7	Residential		21,245 sf
LEVEL 7 MEZZ	Residential		3,825 sf
SUBTOTAL			208,059 sf

Building D	
1	Residential
2	Residential
3	Residential
4	Residential
5	Residential
LEVEL 5 MEZZ	Residential
SUBTOTAL	
Tower 2	
B3	Sub-T Parking
B2	Sub-T Parking
B1	Sub-T Parking
1	Residential
1	Parking
Level 1 Total	
2	Parking Garage
3	Parking Garage
4	Parking Garage
5	Parking Garage
6	Residential
7	Residential
8	Residential
9	Residential
10	Residential
11	Residential
12	Residential
13	Residential
14	Residential
15	Residential
16	Residential
17	Residential
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19	Residential
20	Residential
21	Residential
22	Residential
23	Residential
24	Residential
25	Residential
26	Residential
27	Residential
28	Residential
29	Residential
30	Residential
31	Residential
32	Residential
33	Residential
34	Residential
35	Residential
36	Residential
37	Residential
38	Residential
39	Residential
40	Residential
SUBTOTAL	
TOTAL RESIDENTIAL AREA	
TOTAL PARKING AREA	
TOTAL COMMERCIAL AREA	
PROJECT AREA SUBTOTAL	
EXEMPT GARAGE SQUARE FOOTAGE=	756 dwelling units x 400 sf = 302,400 sf
TOTAL PROPOSED BUILDING AREA (FAR)	
1,431,145 sf	

Project Summary Parking, Open Space, & Storage

PARKING SUMMARY					
REQUIRED VEHICULAR PARKING					
PHASE 1	NEW RESIDENTIAL	1.0 spaces per unit 552 dwelling units x	1.00 =	552 spaces	
		Guest 1/8 space per unit* 552 dwelling units x	0.125 =	69 spaces	
		PHASE 1 TOTAL REQUIRED RESIDENTIAL PARKING		621 spaces	
		*Note: half of guest parking shared with office parking			
	NEW COMMERCIAL	(2.0 spaces per 1,000 sf *6,000 sf exempt) 3,000 sf		0 spaces	
		TOTAL REQUIRED COMMERCIAL PARKING		0 spaces	
	(E) HOTEL / OFFICE	TOTAL EXISTING PARKING TO BE REPLACED		659 spaces	
		PHASE 1 TOTAL REQUIRED VEHICULAR PARKING		1280 spaces	
PHASE 2	NEW RESIDENTIAL	1.0 spaces per unit 204 dwelling units x	1.00 =	204 spaces	
		Guest 1/8 space per unit* 204 dwelling units x	0.125 =	26 spaces	
		PHASE 2 TOTAL REQUIRED RESIDENTIAL PARKING		230 spaces	
		*Note: half of guest parking shared with office parking			
		PHASE 1 & 2 TOTAL REQUIRED VEHICULAR PARKING		1510 spaces	
		PROPOSED VEHICULAR PARKING			
PHASE 1	RESIDENTIAL	STANDARD STALLS - Parking Structure STANDARD STALLS - Phase 1 Surface Lot ADA Standard ADA Van Accessible		524 spaces 81 spaces 12 spaces 4 spaces	
		PHASE 1 TOTAL PROPOSED RESIDENTIAL PARKING		621 spaces	
	NON-RESIDENTIAL	STANDARD STALLS ADA Standard ADA Van Accessible		645 spaces 11 spaces 3 spaces	
		TOTAL PROPOSED NON-RESIDENTIAL PARKING		659 spaces	
		PHASE 1 TOTAL PROPOSED VEHICULAR PARKING		1280 spaces	
PHASE 2	RESIDENTIAL	STANDARD STALLS - Phase 2 Residents STANDARD STALLS - Replacement for Phase 1 Surface Lot ADA Standard ADA Van Accessible		223 spaces 81 spaces 5 spaces 2 spaces	
		PHASE 2 TOTAL PROPOSED RESIDENTIAL PARKING		311 spaces	
		PHASE 1 & 2 TOTAL PROPOSED VEHICULAR PARKING		1510 spaces	
		REQUIRED BICYCLE PARKING			
PHASE 1	RESIDENTIAL	(1.0 space for every five dwelling units) 552 dwelling units / 5 =		110.4 bicycle spaces	
		TOTAL REQUIRED RES. BICYCLE SPACES		111 bicycle spaces	
	COMMERCIAL	(1.0 spaces for each 5,000 sf of building area) 3,000 sf / 5000 =		0.6 bicycle spaces 1 bicycle space	
		PHASE 1 TOTAL REQUIRED BICYCLE PARKING SPACES		112 bicycle spaces	
PHASE 2	RESIDENTIAL	(1.0 space for every five dwelling units) 204 dwelling units / 5 =		40.8 bicycle spaces	
		TOTAL REQUIRED RES. BICYCLE SPACES		40 bicycle spaces	
		PHASE 1 & 2 TOTAL REQUIRED BICYCLE PARKING SPACES		152 bicycle spaces	
		PROPOSED BICYCLE PARKING			
PHASE 1	RESIDENTIAL			284 bicycle spaces	
	COMMERCIAL / SHORT TERM			36 bicycle spaces	
		PHASE 1 TOTAL PROPOSED BICYCLE PARKING SPACES		320 bicycle spaces	
PHASE 2	RESIDENTIAL			104 bicycle spaces	
		PHASE 1 & 2 TOTAL PROPOSED BICYCLE PARKING SPACES		424 bicycle spaces	

OPEN SPACE SUMMARY					
REQUIRED OPEN SPACE					
RESIDENTIAL	COMMON OUTDOOR	20% of lot area	=	48,739 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		49,239 sf	
PRIVATE OUTDOOR		Minimum 50% units to have 36sf/unit	=	13,608 sf	
		TOTAL REQUIRED RESIDENTIAL PRIVATE OUTDOOR OPEN SPACE		13,608 sf	
COMMERCIAL		5% of lot area	=	12,185 sf	
		TOTAL REQUIRED COMMERCIAL OPEN SPACE		12,185 sf	
PROPOSED OPEN SPACE					
RESIDENTIAL	COMMON OUTDOOR	Ground Level Open Space Podium Level Courtyard Roof level Outdoor Decks		26,885 sf 2,935 sf 22,295 sf	
		TOTAL PROPOSED COMMON OUTDOOR		52,115 sf	
COMMON INDOOR		Ground Floor Lobby Resident Amenity Spaces		6,788 sf 17,777 sf	
		TOTAL PROPOSED COMMON INDOOR		24,565 sf	
RESIDENTIAL PRIVATE		Private Open Space (minimum 50% units x 36 sf)		21,456 sf	
		TOTAL PROPOSED RESIDENTIAL PRIVATE OPEN SPACE		21,456 sf	
COMMERCIAL		Public ground floor open space adjacent to street frontage within setbacks		12,491 sf	
		TOTAL PROPOSED COMMERCIAL OPEN SPACE		12,491 sf	
RESIDENTIAL AMENITY (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 5 units 756 dwelling units / 5 =		152 storage units	
		TOTAL PROPOSED STORAGE UNITS		152 storage units	

Project Summary Unit Summary & Building Height Summary

RESIDENTIAL UNIT SUMMARY					
PLAN	DESCRIPTION		QNTY.	BY TYPE	
S-RW	Live-Work Studio	flat	1	(0.1%)	
S-RW-T2	Live-Work Studio	flat	3	(0.4%)	
S-A	Studio Flush Entry	flat	2	(0.3%)	71 (9.4%)
S-B	Studio Recessed Entry	flat	65	(8.6%)	
1BR-RW	1 Bdrm + 1 Bath Live Work	flat	4	(0.5%)	
1BR-A	1 Bdrm + 1 Bath	flat	145	(19.2%)	
1BR-B	1 Bdrm + 1 Bath	flat	77	(10.2%)	
1BR-TH	1 Bdrm + 1 Bath	2 level townhome	16	(2.1%)	321 (42.5%)
1BR-AL	1 Bdrm + 1 Bath+ Mezz	loft	13	(1.7%)	
1BR-BL	1 Bdrm + 1 Bath+ Mezz	loft	9	(1.2%)	
1BR-T1	1 Bdrm + 1 Bath	flat	57	(7.5%)	
2BR-A	2 Bdrm + 2 Bath	flat	32	(4.2%)	
2BR-B	2 Bdrm + 2 Bath	flat	43	(5.7%)	
2BR-T2	2 Bdrm + 2 Bath	flat	40	(5.3%)	
2BR-T3	2 Bdrm + 2 Bath	flat	38	(5.0%)	
2BR-T4	2 Bdrm + 2 Bath	flat	127	(16.8%)	354 (46.8%)
2BR-T5	2 Bdrm + 2 Bath	flat	68	(9.0%)	
2BR-T6	2 Bdrm + 2 Bath	flat	4	(0.5%)	
2BR-T7	2 Bdrm + 2 Bath	flat	2	(0.3%)	
3BR-A	3 Bdrm + 2 Bath	loft	7	(0.9%)	
3BR-B	3 Bdrm + 2 Bath	loft	3	(0.4%)	10 (1.3%)
RESIDENTIAL TOTAL		756	dwelling units		

Building Height Summary

Tower 1

Roof 239'-4"

Building A

Roof 82'-4"

Top of Parapet 87'-0" (4'-8" parapet height)

Building B

Roof 76'-6"

Top of Parapet 79'-6" (3'-0" parapet height)

Building C

Roof 82'-6"

Top of Parapet 85'-0" (2'-6" parapet height)

Building D

Roof 62'-4"

Top of Parapet 65'-4" (3'-0" parapet height)

Parking Garage

Level 09 93'-4"

Top of Guardrail 96'-10" (3'-6" guardrail height)

Tower 2

Roof 406'-0"

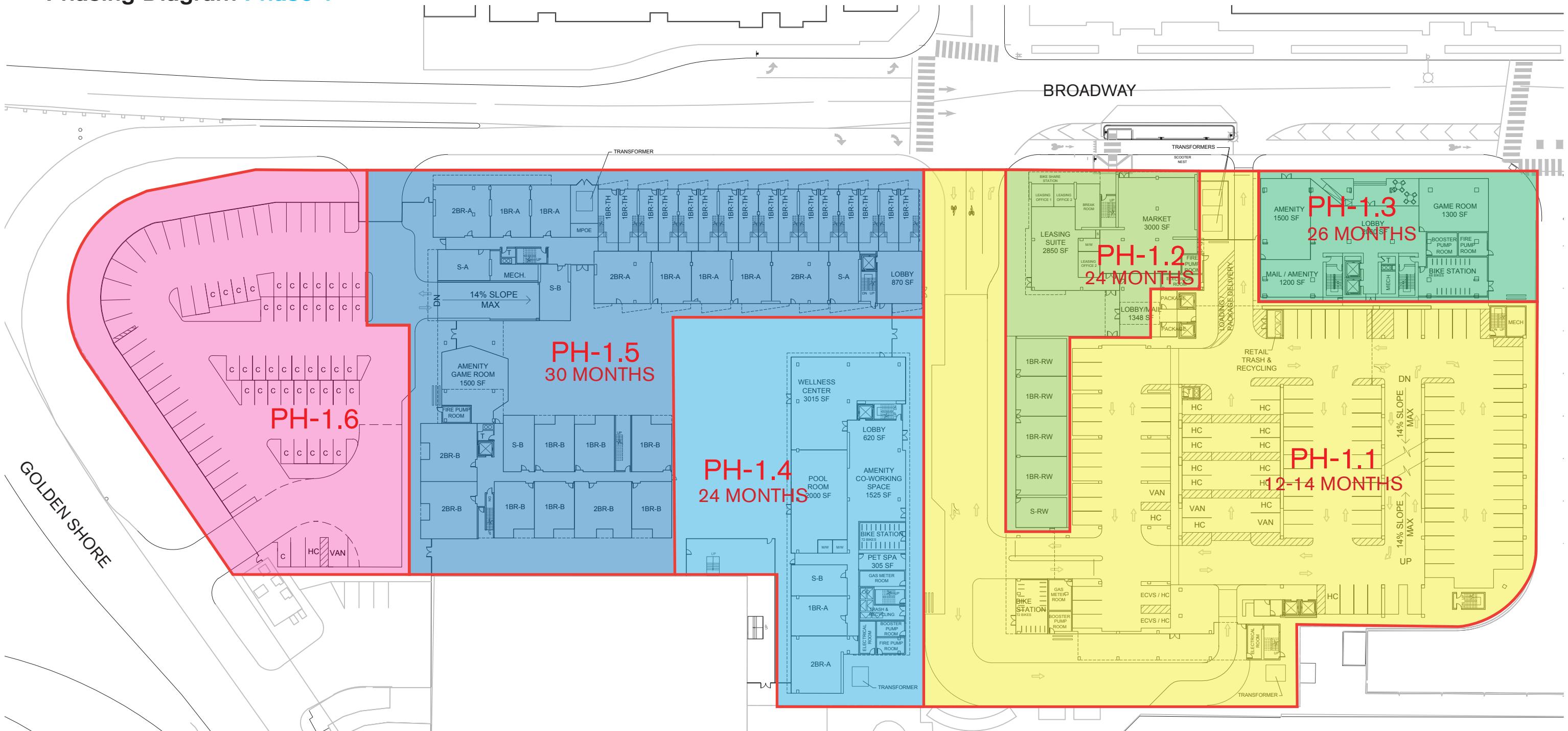
Top of Parapet 426'-0" (20'-0" parapet height)

Project Summary Parking Breakdown by Building

Tower 1		
LEVEL	Vehicle	Bicycle
B1	14 spaces	
1		68 bicycle spaces
SUBTOTAL	14 spaces	68 bicycle spaces
Parking Structure		
B1	101 spaces	
1	85 spaces	
2	107 spaces	
3	107 spaces	
4	107 spaces	
5	107 spaces	
6	107 spaces	
7	107 spaces	
8	106 spaces	
9	112 spaces	
SUBTOTAL	1046 spaces	0 bicycle spaces
Building A		
1	25 spaces	72 bicycle spaces
2	26 spaces	
SUBTOTAL	51 spaces	72 bicycle spaces
Building B		
1	0 spaces	72 bicycle spaces
Building C & D		
B1	102 spaces	72 bicycle spaces
Surface Lot (Phase 1 Only)		
1	81 spaces	0 bicycle spaces
Tower 2		
B3	49 spaces	
B2	47 spaces	
B1	47 spaces	
1	18 spaces	104 bicycle spaces
2	47 spaces	
3	47 spaces	
4	47 spaces	
5	42 spaces	
SUBTOTAL	344 spaces	104 bicycle spaces

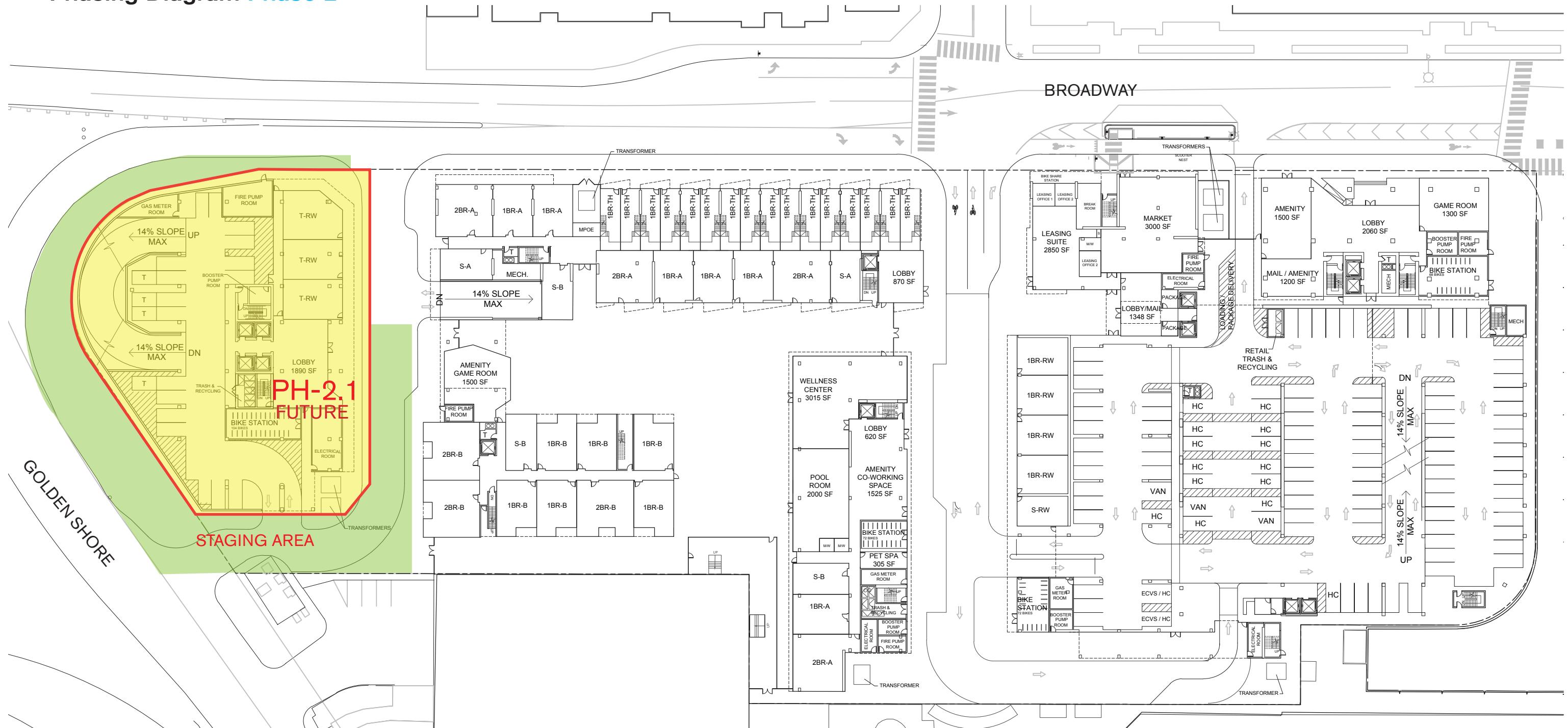
PHASE 1 TOTAL SPACES PROVIDED	1,294 spaces	284 bicycle spaces
PHASE 2 TOTAL SPACES PROVIDED	344 spaces	104 bicycle spaces
PHASE 2 SURFACE LOT REPLACEMENT SPACES	81 spaces	
ALL PHASES TOTAL SPACES PROVIDED	1,557 spaces	388 bicycle spaces

Phasing Diagram Phase 1

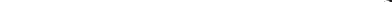


NOTE: PHASE 1.6 AREA WILL SERVE AS CONSTRUCTION STAGING AREA DURING PHASES 1.1-1.5

Phasing Diagram Phase 2



April 2019 | Westside Gateway | 17211

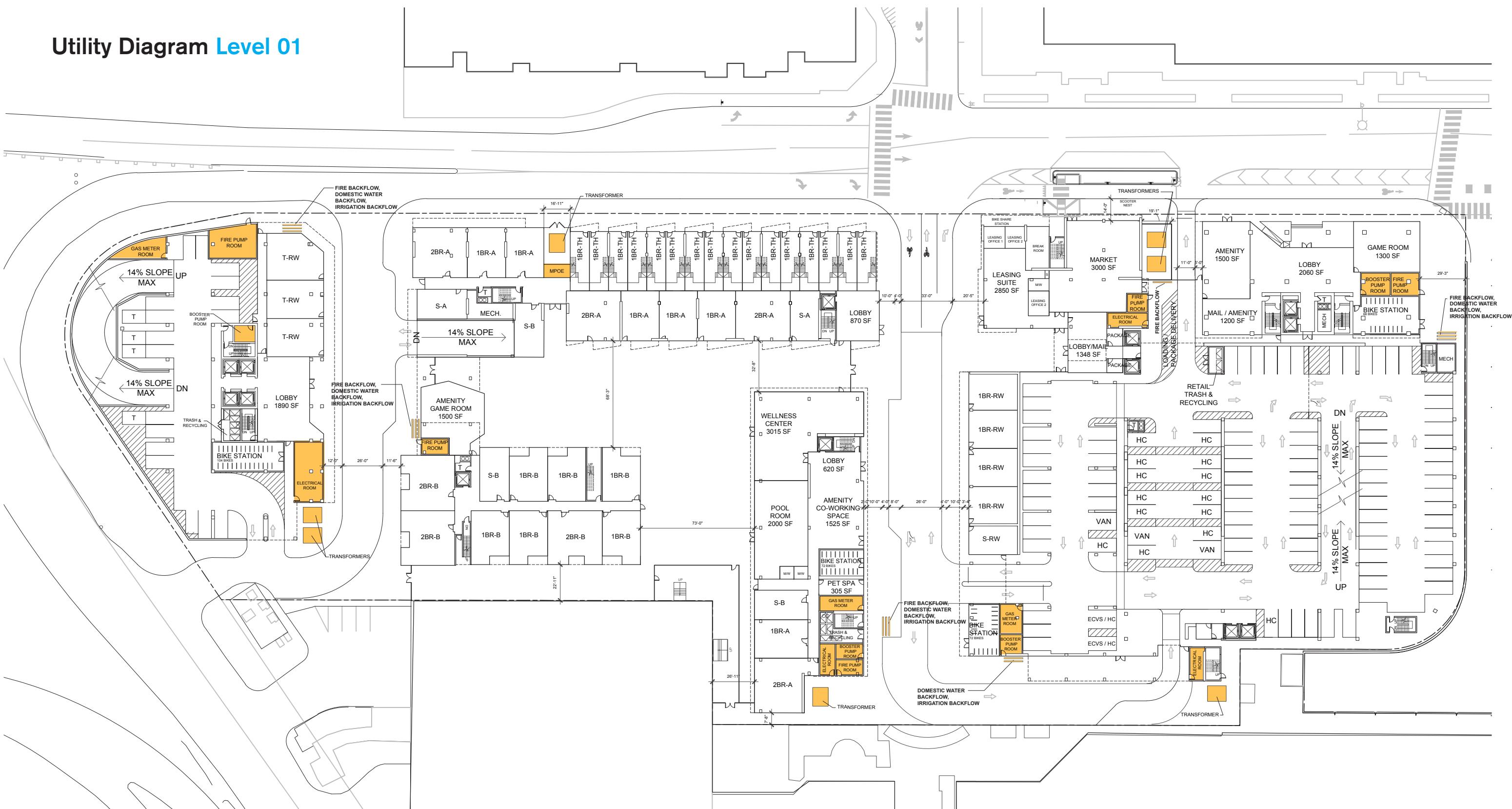
SCALE 1" = 60'  120 
studioneleven 79

Utility Diagram Level B1



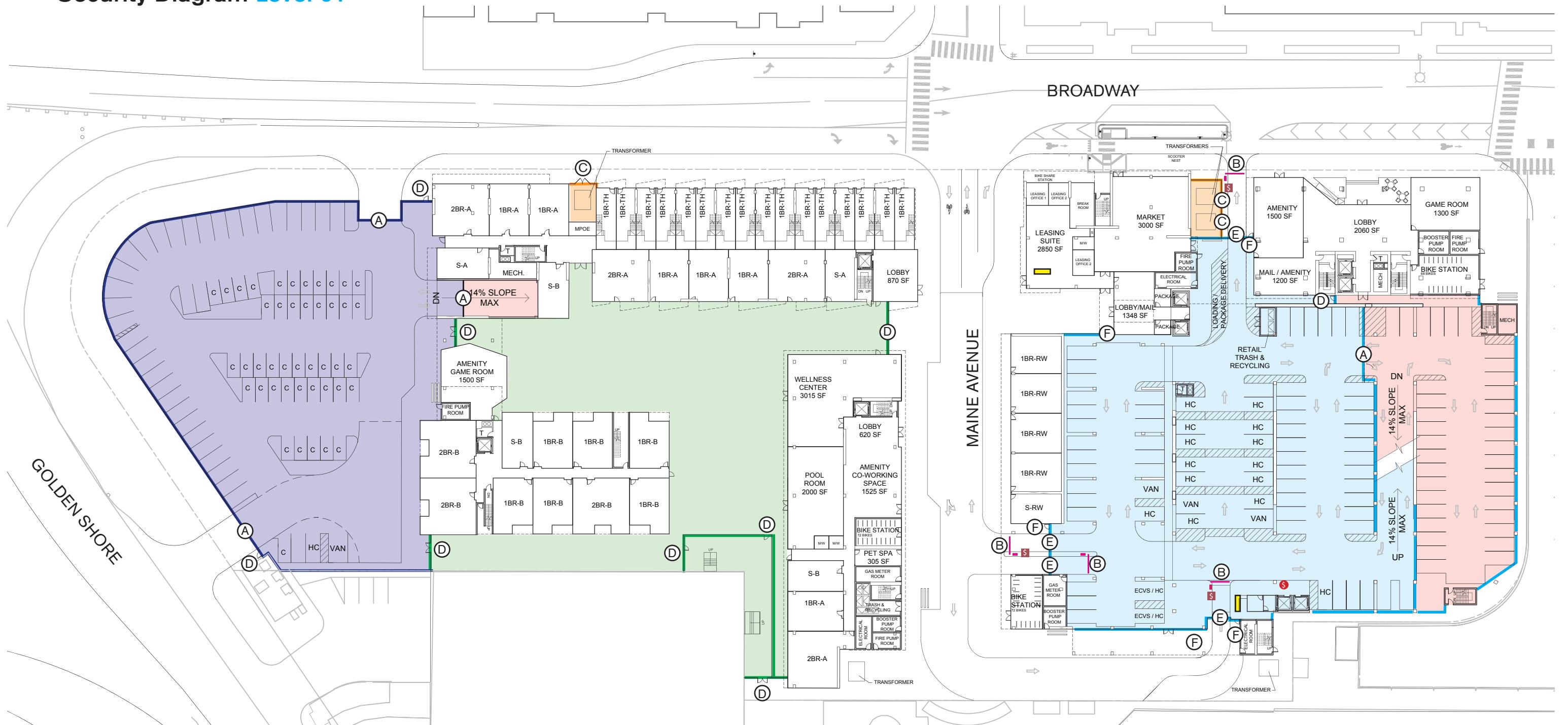
A scale bar diagram for a map. It features a horizontal line with tick marks at 0, 15, 30, 60, and 120. Above the line, the text "SCALE 1\" data-bbox="106 879 200 905" style="font-weight: bold;">= 60'" is written. To the right of the scale, there is a circular compass rose pointing North.

Utility Diagram Level 01



SCALE 1" = 60' 0 15 30 60 120

Security Diagram Level 01



Ⓐ AUTOMATED PAY STATION

Ⓑ TEMPORARY EVENT PAY STATION

Ⓒ SECURITY DESK

Ⓐ AUTOMATED VEHICULAR GATE (RESIDENTIAL)

Ⓑ VEHICULAR CONTROL ARM

Ⓒ GATE FOR UTILITY ACCESS

Ⓓ KEY FOBBED RESIDENT PEDESTRIAN GATE

Ⓔ AFTER HOURS AUTOMATED VEHICULAR ACCESS ROLL-DOWN GATE

Ⓕ GATE OPEN DURING NORMAL BUSINESS HOURS, CLOSED WITH KEY FOB ACCESS AFTER HOURS

ZONE 1 - GENERAL STRUCTURED PARKING (SECURED AT NIGHT)

ZONE 2 - SECURED RESIDENT STRUCTURED PARKING

ZONE 3 - SECURED RESIDENT SURFACE PARKING

ZONE 4 - RESIDENT COURTYARD

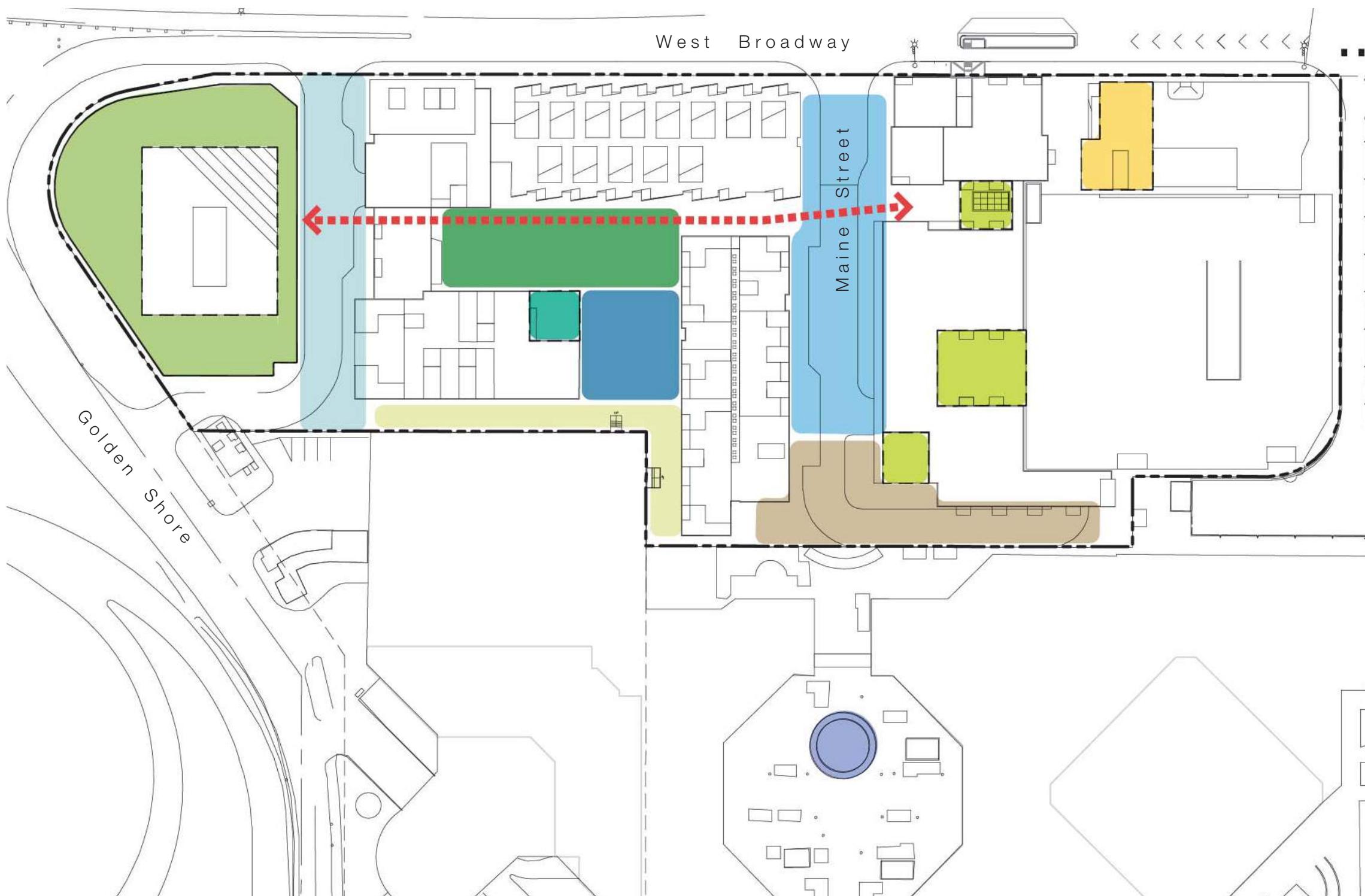
SECURED UTILITY ZONE

SCALE 1" = 60'
0 15 30 60 120

Narrative Landscape Program Diagram

Legend

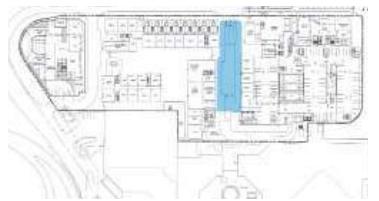
	The Stream Green Street, Seating, Street Trees, Outdoor Work Space
	The Dock Event Plaza, Flexible Space, Paved Wayfinding, Dog Park
	The Spring (Existing Space) Circular Fountain, Dining Tables, Art, Raised Planter Beds
	The Meadow Informal Turf Area, Large Specimen Tree, Dining Terrace, Fire Pits
	Nest (Roof Deck) Seating Variety, Contemplative Space, Art Walls
	The Pools Pool and Spa, Feature Wall, Outdoor Lounge
	Harbor Falls (Roof Deck) Terraced Lounge and Dining, Seating Variety
	Thicket Pass Screening Planting, Private Patios, Artistic Vertical Screen
	Creek Street Meandering Path, Street Parking, Gobo Lighting
	Overlook (Roof Deck) Pool and Spa, Rooftop Lounge, Fire Pits
	The Point (Roof Deck) Views to Park, Pool Deck, Fire Pits
	The Boardwalk



Narrative Concept Imagery

The Stream

- Green Street
- Seating
- Street Trees
- Outdoor Work Space



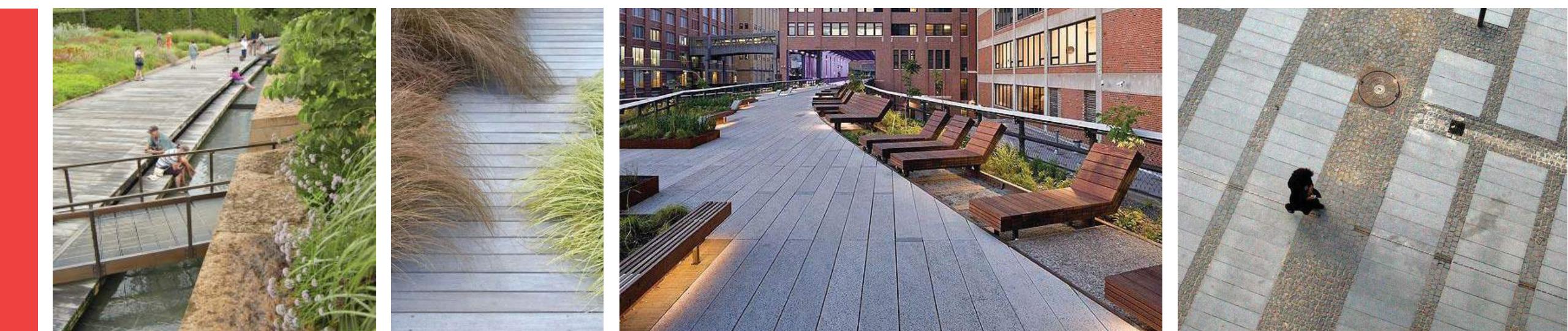
The Dock

- Event Plaza
- Flexible Space
- Paved Wayfinding
- Dog Park



Boardwalk

- Interior Wayfinding and Identity



Narrative Concept Imagery

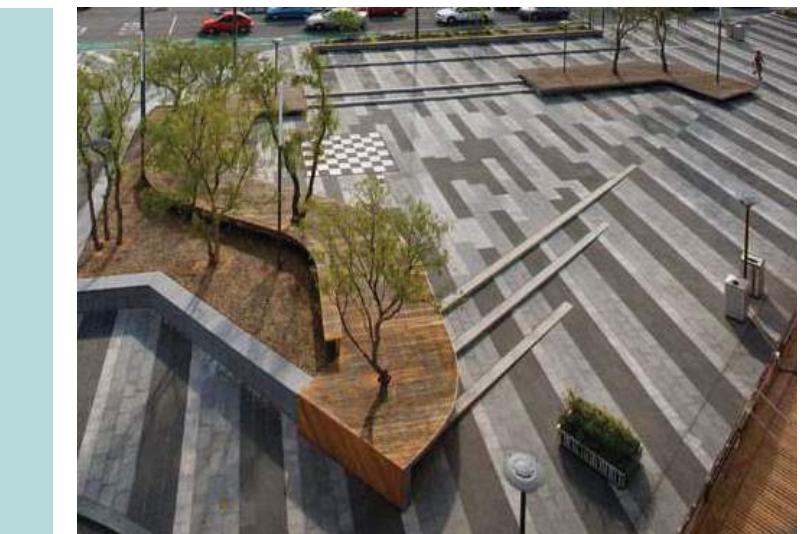
The Point (Roof Deck)

- Views to Park
- Pool Deck
- Fire Pits



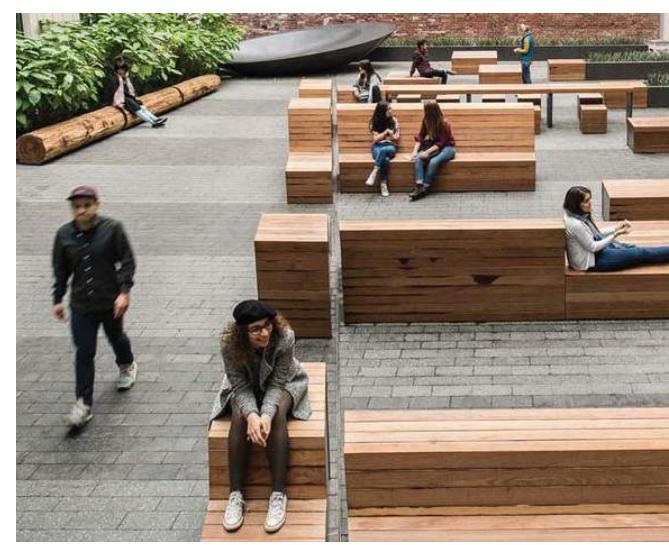
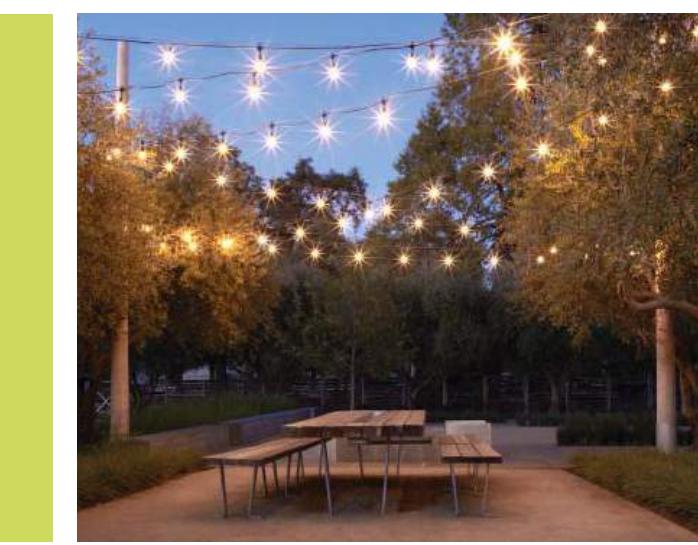
Creek Street

- Meandering Path
- Street Parking
- Gobo Lighting



Nest (Roof Deck)

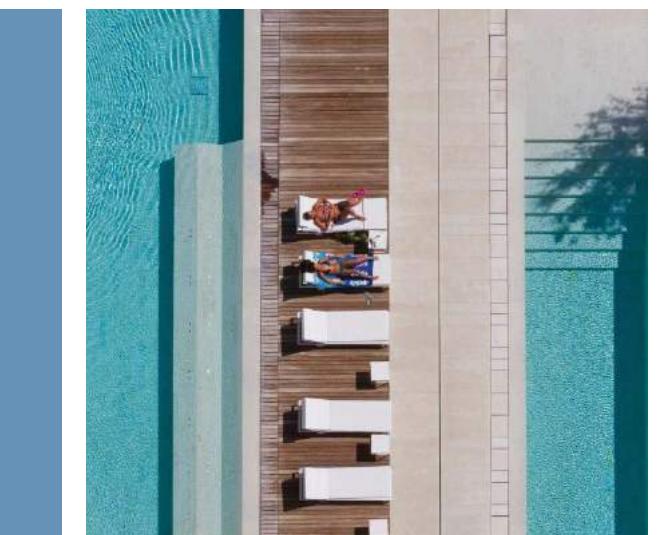
- Seating Variety
- Contemplative Space
- Art Walls



Narrative Concept Imagery

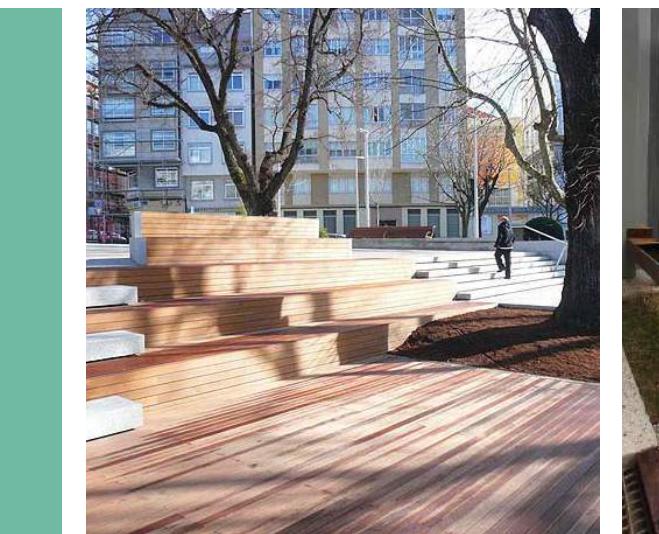
The Pools

- Pool and Spa
- Feature Wall
- Outdoor Lounge



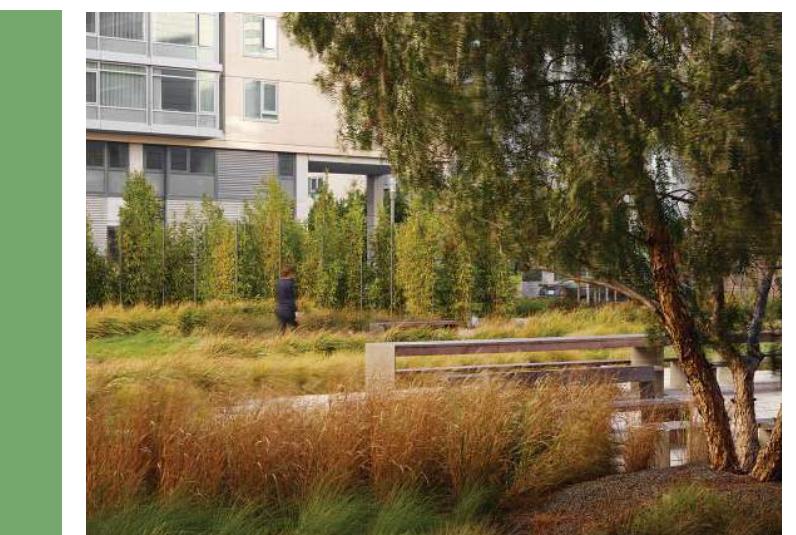
Harbor Falls (Roof Deck)

- Terraced Lounge and Dining
- Seating Variety



The Meadow

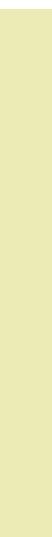
- Informal Turf Area
- Large Specimen Tree
- Dining Terrace
- Fire Pits



Narrative Concept Imagery

Thicket Pass

- Screening Planting
- Private Patios
- Artistic Vertical Screen



Overlook (Rooftop Deck)

- Pool and Spa
- Rooftop Lounge
- Fire Pits



Ground Level Illustrative Landscape Plan



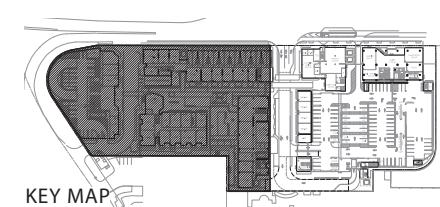
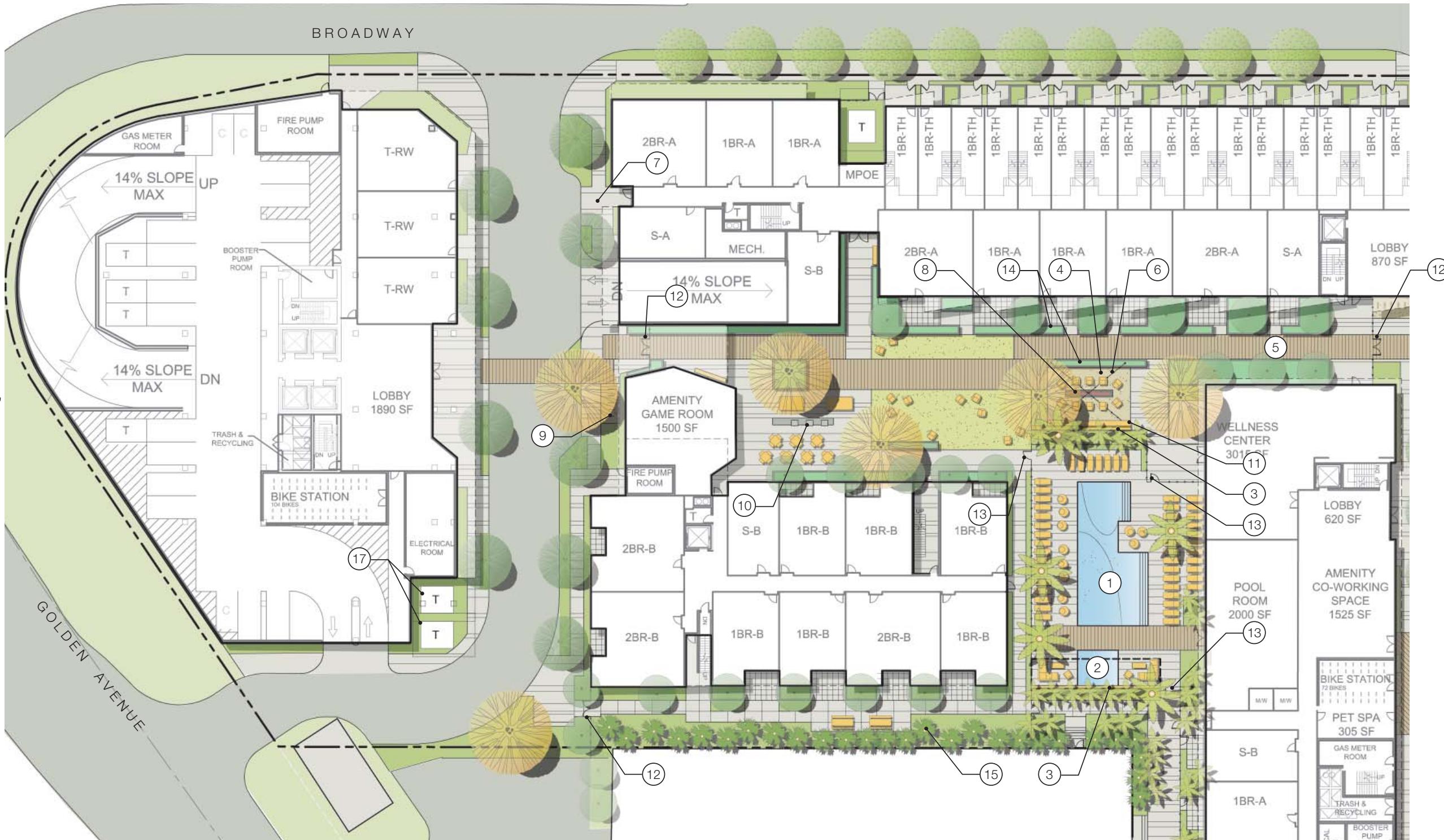
SCALE 1" = 60'
0 15 30 60 120



Ground Level Illustrative Enlargement

LEGEND

- ① Pool
- ② Spa
- ③ Feature Wall
- ④ Decomposed Granite
- ⑤ Enhanced Concrete Paving
- ⑥ Festoon Lighting
- ⑦ Concrete Paving
- ⑧ Fire Pit with Lounge Seating
- ⑨ Bike Racks
- ⑩ Cooking Counter with BBQ, Pizza Oven and Sink
- ⑪ Concrete Seatwall
- ⑫ Security Gate
- ⑬ Pool Gate and Fencing
- ⑭ Raised Planter
- ⑮ Screen Planting
- ⑯ Transformer
- ⑰ Transformer



KEY MAP

SCALE 1" = 40' 0 10 20 40 80

Ground Level Illustrative Enlargement

LEGEND

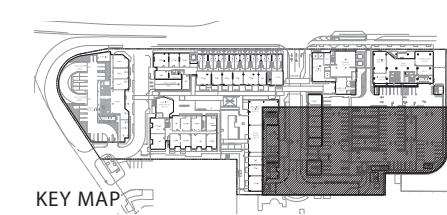
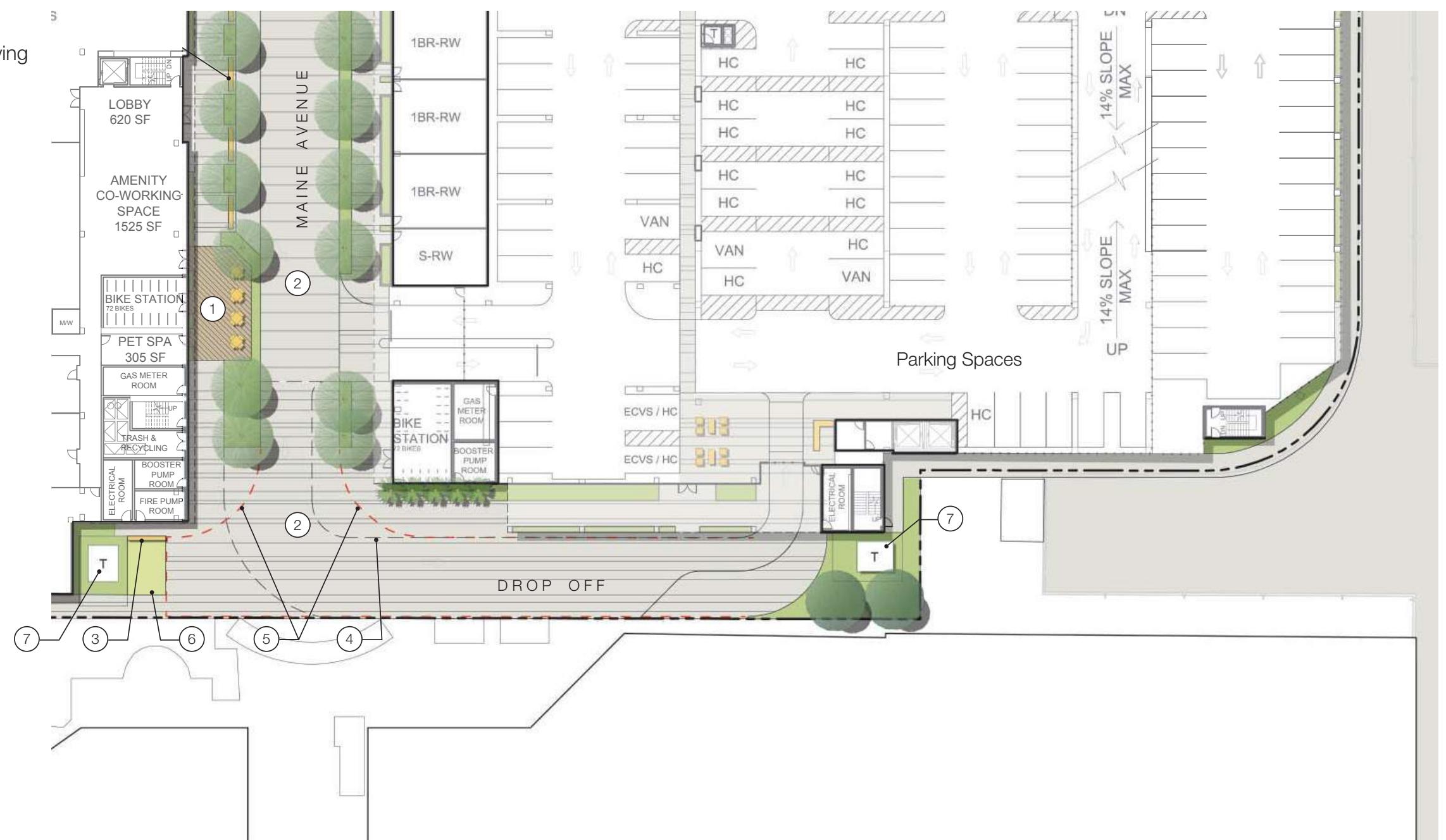
- ① Concrete Paving
- ② Enhanced Concrete Paving
- ③ Concrete Seatwall
- ④ Speed Bump with Enhanced Graphics
- ⑤ Bike Racks
- ⑥ Fence
- ⑦ Transformer
- ⑧ Security Gate
- ⑨ Bus Stop



Ground Level Illustrative Enlargement

LEGEND

- ① Outdoor Work Space with Enhanced Paving
- ② Concrete Paving
- ③ Concrete Seat Wall
- ④ Rolled Curb
- ⑤ Firelane
- ⑥ Dog Park
- ⑦ Transformer



SCALE 1" = 40' 0 10 20 40 80



Roof Decks Level Illustrative Landscape Plan



A scale bar diagram for distances up to 120 feet. The scale is labeled "SCALE 1'' = 60'". The diagram shows a horizontal line with tick marks at 0, 15, 30, 60, and 120. A vertical line extends from the 120 mark. To the right of the 120 mark is a circle containing a vertical line.

Ground Level Phase 1 Illustrative Landscape Plan



April 2019 | Westside Gateway | 17211

EPTDESIGN

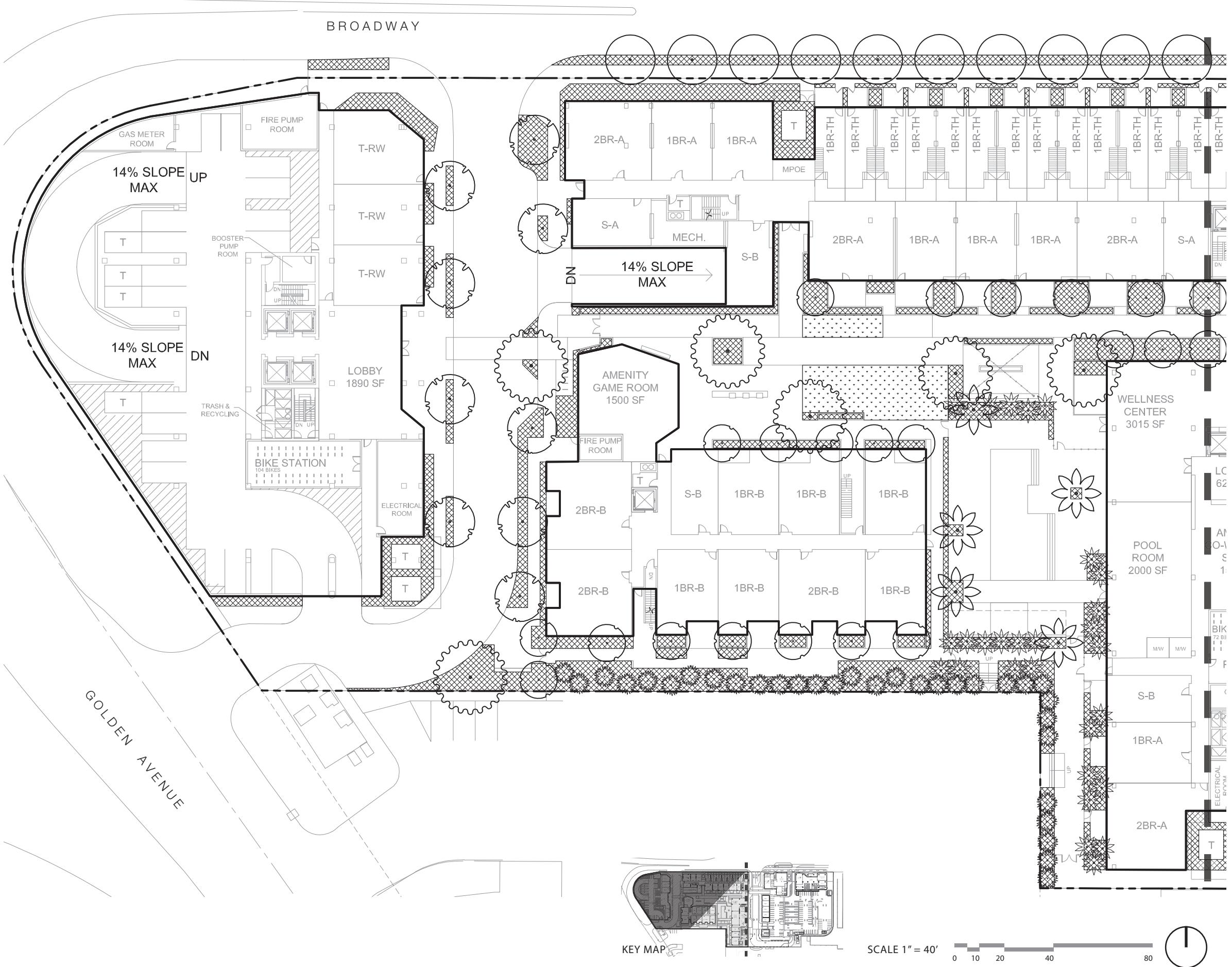
studioneleven

Ground Level Planting Plan

PLANTING LEGEND: Trees				
SYMBOL	NAME	SIZE	WATER REQ.	QUANTITY
	BETULA NIGRA RIVER BIRCH	36" BOX	HIGH	20
	TABEBUIA CHRYSOTRICA GOLDEN TRUMPET TREE	24" BOX	MED	18
	TRISTANIA CONFERTA BRISBANE BOX	24" BOX	MED	25
	PHOENIX DACTYLIFERA DATE PALM	20' BTH	LOW	28
	PHYLLOSTACHYS NIGRA BLACK BAMBOO	24" BOX	MED	37
	PINUS TORREYANA TORREY PINE	36" BOX	LOW	2
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	48" BOX	LOW	6
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	20' BTH	LOW	5

PLANTING LEGEND: Shrubs and Groundcover				
SYMBOL	NAME	SIZE	WATER REQ.	QTY
	AGAVE ATTENUATA FOX TAIL AGAVE	5 GAL	LOW	19,664 sqft.
	AGAVE DESMETTIANA 'VARIEGATA' VARIEGATED DWARF AGAVE	5 GAL	LOW	
	BERBERIS REPENS CREEPING BARBERRY	1 GAL	MED	
	CAREX DIVULSA BERKELEY SEDGE	1 GAL	LOW	
	CARPENTERIA CALIFORNICA BUSH ANEMONE	5 GAL	LOW	
	CHONDROPETALUM TECTORUM CAPE REED	5 GAL	LOW	
	DIANELLA TASMANICA 'VARIEGATA' VARIEGATED FLAX LILY	1 GAL	MED	
	DIETES BICOLOR FORTNIGHT LILY	1 GAL	LOW	
	ELAEAGNUS PUNGENS SILVERBERRY	5 GAL	LOW	
	FESTUCA MAIREI ATLAS FESCUE	1 GAL	LOW	
	HEUCHERA MAXIMA ISLAND ALUM ROOT	1 GAL	LOW	
	JUNCUS PATENS 'ELK BLUE' CALIFORNIA GRAY RUSH	1 GAL	LOW	
	LIRIOPE 'GIGANTEA' GIANT LILY TURF	1 GAL	MED	
	LOMANDRA LONGIFOLIA DWARF MAT RUSH	1 GAL	LOW	
	MUHLENBERGIA 'WHITE CLOUD' WHITEAWN MUHLY	5 GAL	LOW	
	NEPHROLEPIS CORDIFOLIA SWORD FERN	1 GAL	MED	
	HYDRANGEA QUERCIFOLIA OAKLEAF HYDRANGEA	1 GAL	MED	
	PITTOSPORUM CRASSIFOLIUM 'COMPACTUM' DWARF KARO	5 GAL	MED	

PLANTING LEGEND: Turf				
SYMBOL	NAME	SIZE	WATER REQ.	QTY
	LAWN	SOD	High	1,752 SF

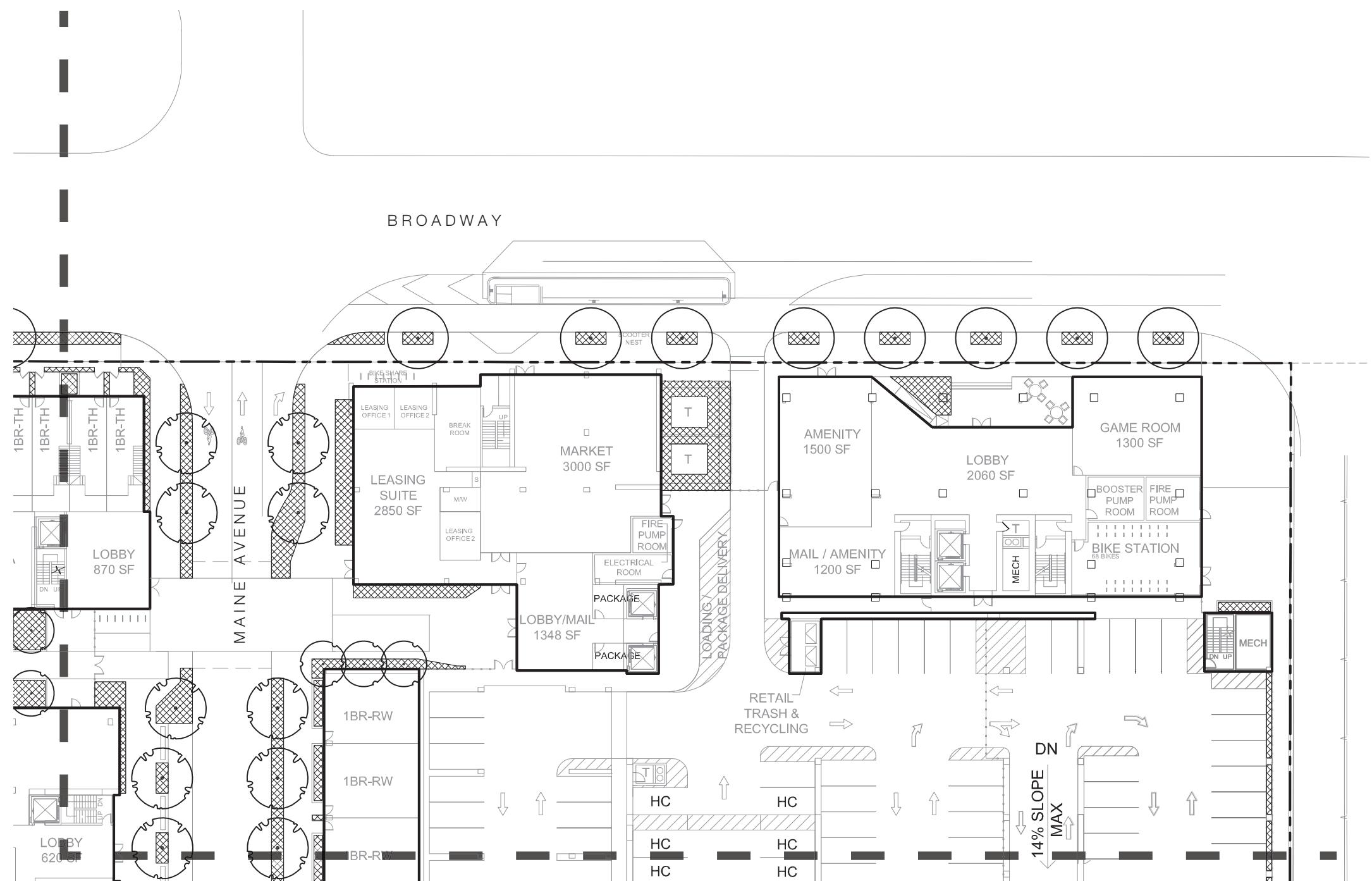


Ground Level Planting Plan

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PLANTING LEGEND: Turf				
SYMBOL	NAME	SIZE	WATER REQ.	QTY
	LAWN	SOD	HIGH	1,752 SF

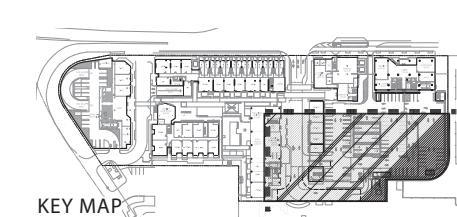
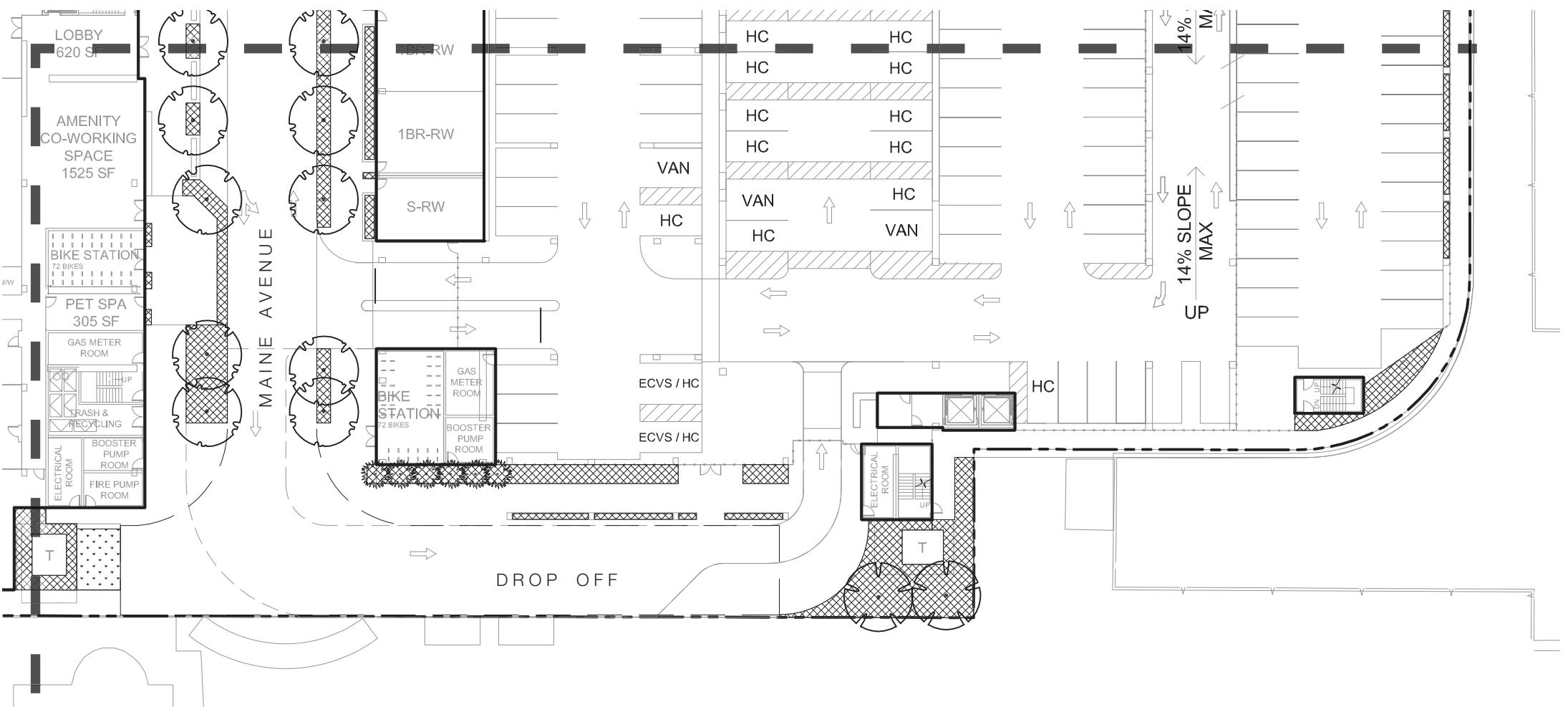


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	PITTOSPORUM CRASSIFOLIUM 'COMPACTUM' DWARF KARO	5 GAL	MED	

PLANTING LEGEND: Turf				
SYMBOL	NAME	SIZE	WATER REQ.	QTY
	LAWN	SOD	High	1,752 SF



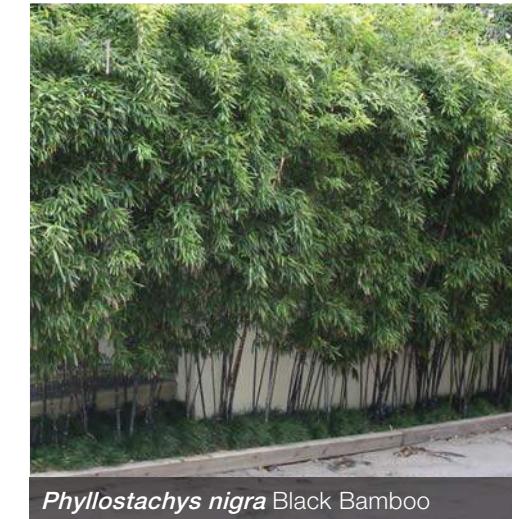
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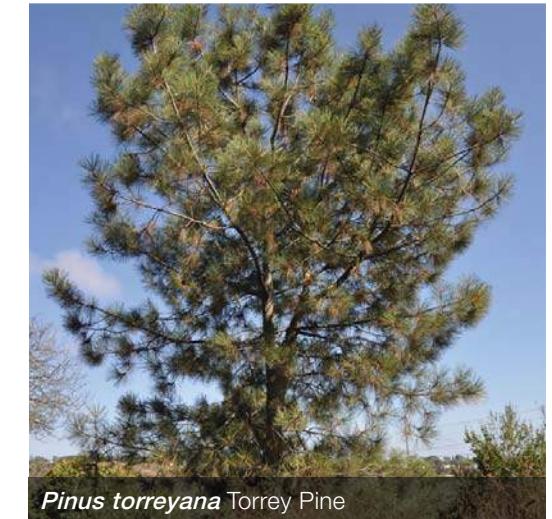
Ground Level Tree Imagery



Betula nigra River Birch



Phyllostachys nigra Black Bamboo



Pinus torreyana Torrey Pine



Washingtonia Robusta Mexican Fan Palm



Phoenix dactylifera Date Palm



Platanus racemosa California Sycamore

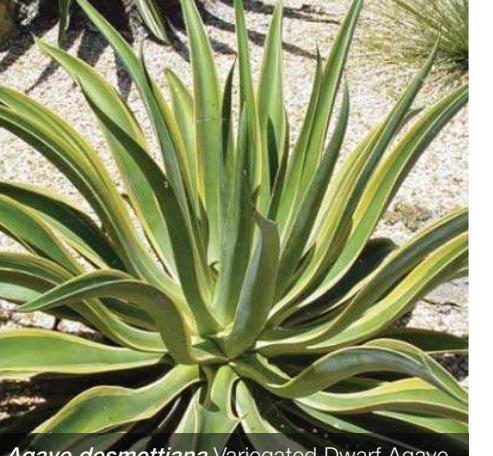


Tristaniopsis conferta Brisbane Box

Ground Level Shrub Imagery



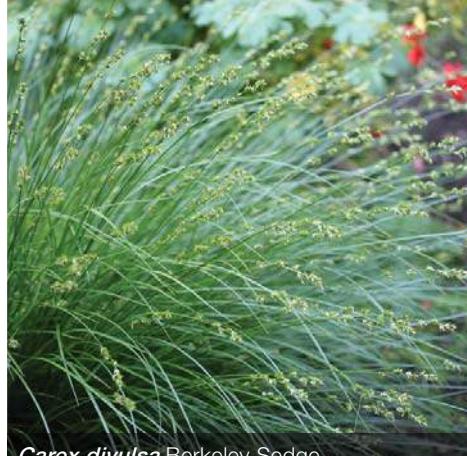
Agave attenuata Fox Tail Agave



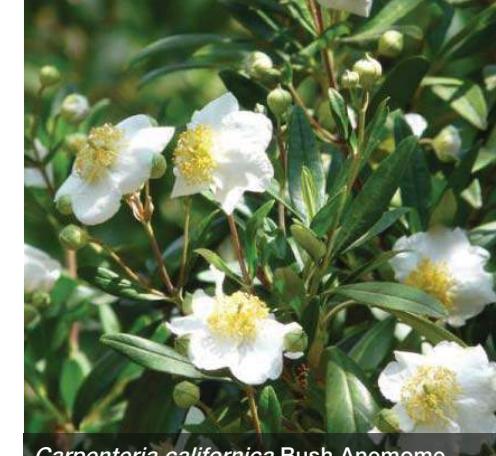
Agave desmettiana Variegated Dwarf Agave



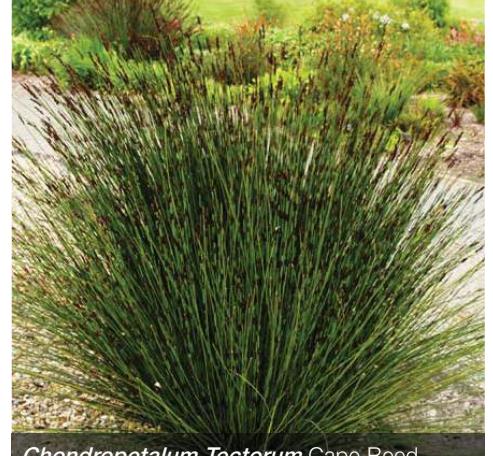
Berberis repens Creeping Barberry



Carex divulsa Berkeley Sedge



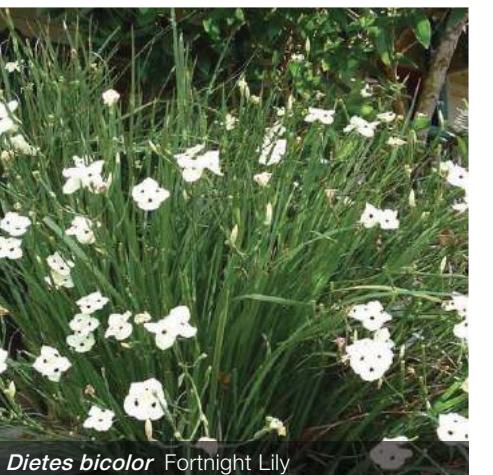
Carpenteria californica Bush Anemone



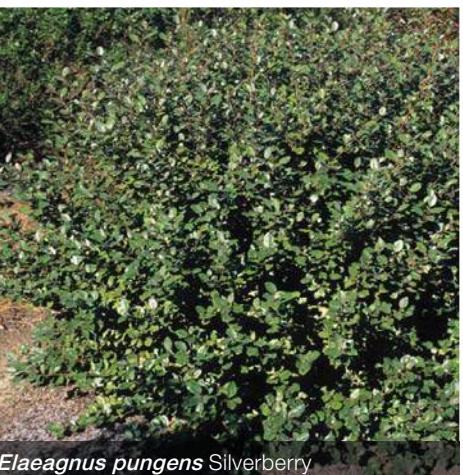
Chondropetalum Tectorum Cape Reed



Dianella tasmanica 'Variegata'



Dieterichia bicolor Fortnight Lily



Elaeagnus pungens Silverberry



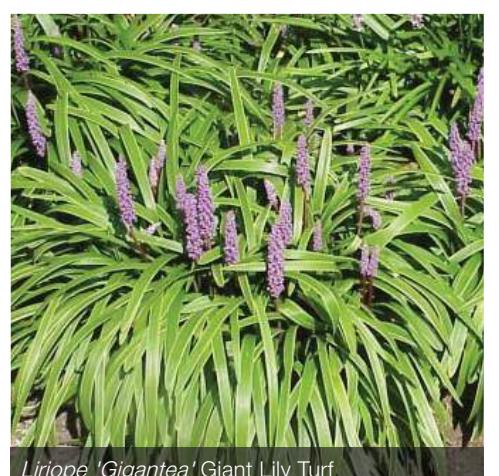
Festuca mairei Atlas fescue



Heuchera maxima Island Alum Root



Juncus patens California Gray Rush



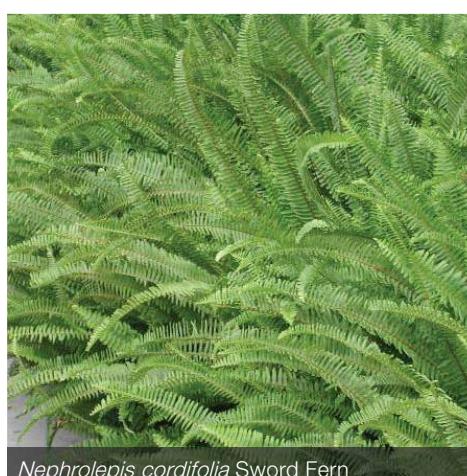
Liriope 'Gigantea' Giant Lily Turf



Lomandra longifolia Dwarf Mat Rush



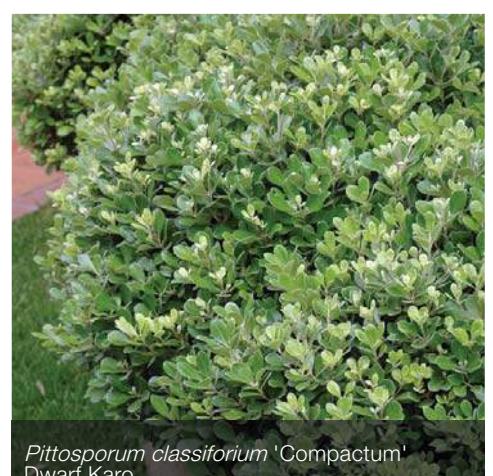
Muhlenbergia 'White Cloud' White Awn Muhy



Nephrolepis cordifolia Sword Fern



Hydrangea quercifolia Oakleaf Hydrangea



Pittosporum classiflorum 'Compactum'
Dwarf Karo