



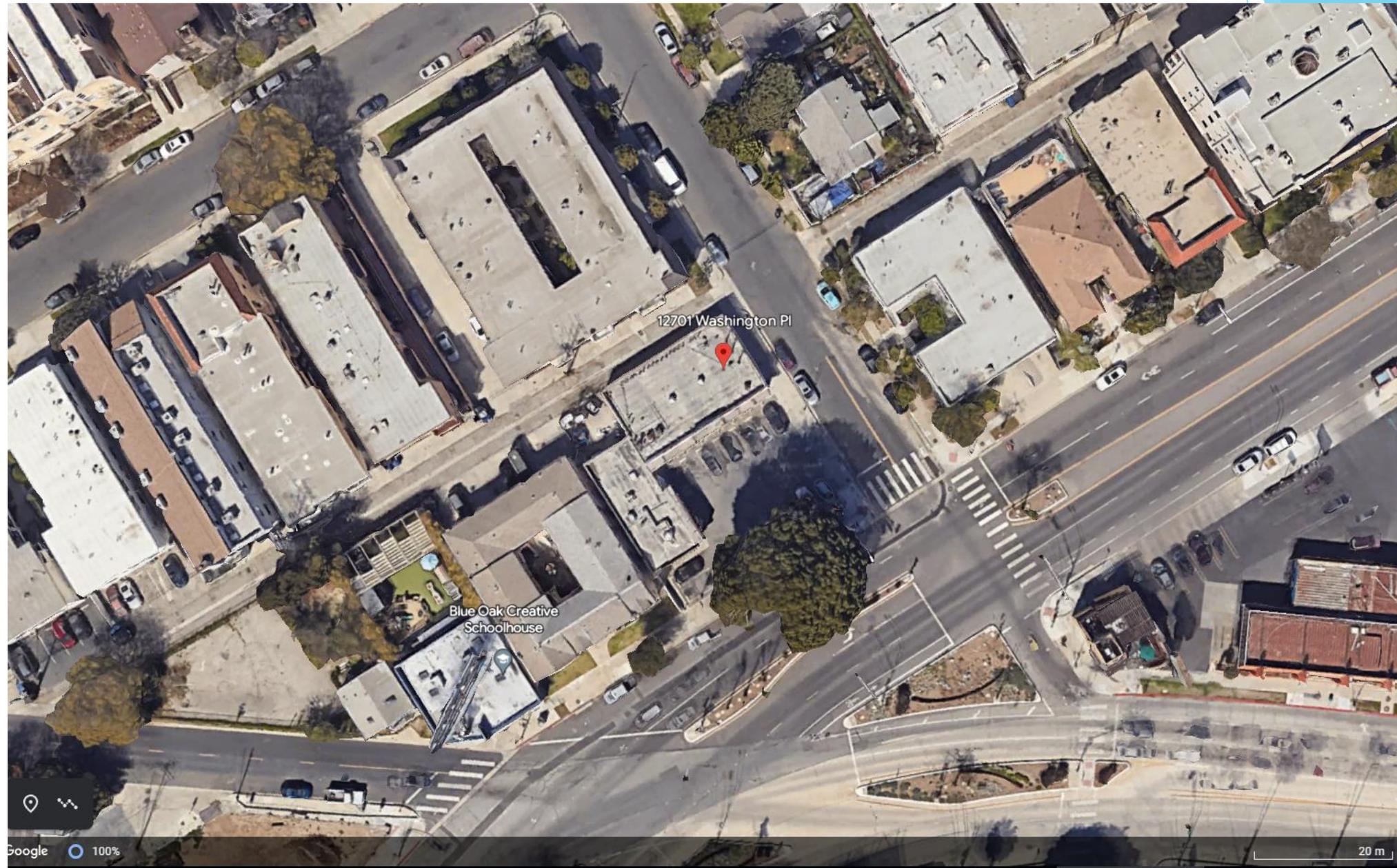
Project Overview

12701 W Washington Place, Los Angeles, CA 90066

PROJECT OVERVIEW

- ▶ New mixed-use residential and retail building with 34 apartments
 - 29 one bedrooms, 5 studios
 - 4 Very Low Income (VLI) units
- ▶ 5 stories tall with 2-level basement garage
- ▶ Includes 39 total parking spaces
 - 31 residential required; 7 commercial required
 - 31 residential provided; 8 commercial provided
- ▶ Includes 46 total bicycle parking spots
- ▶ 2,250 square feet of ground floor commercial space

Aerial View of 12701 W Washington Place





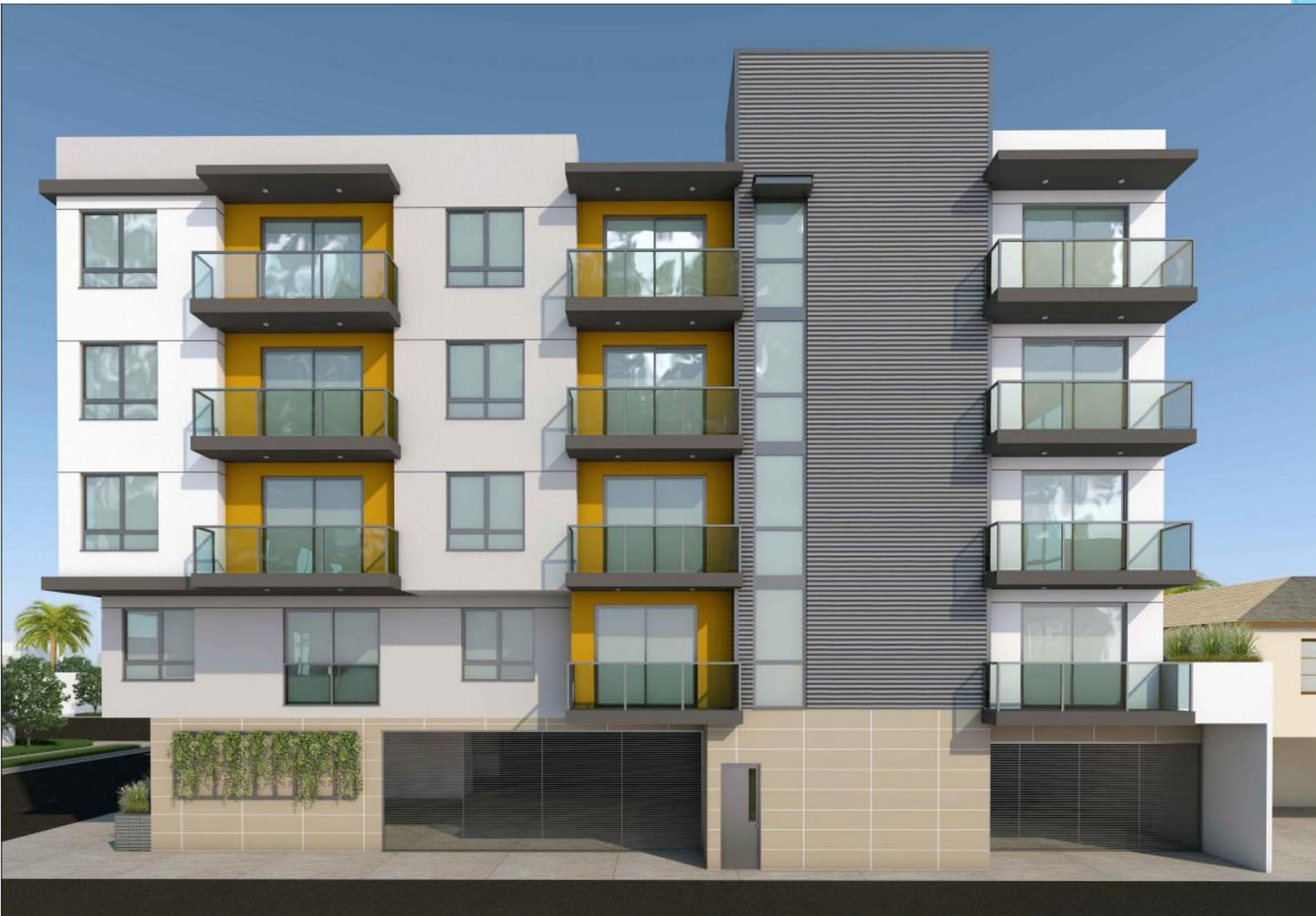
WASHINGTON BLVD-WADE ST VIEW



South Elevation: Building facing Washington



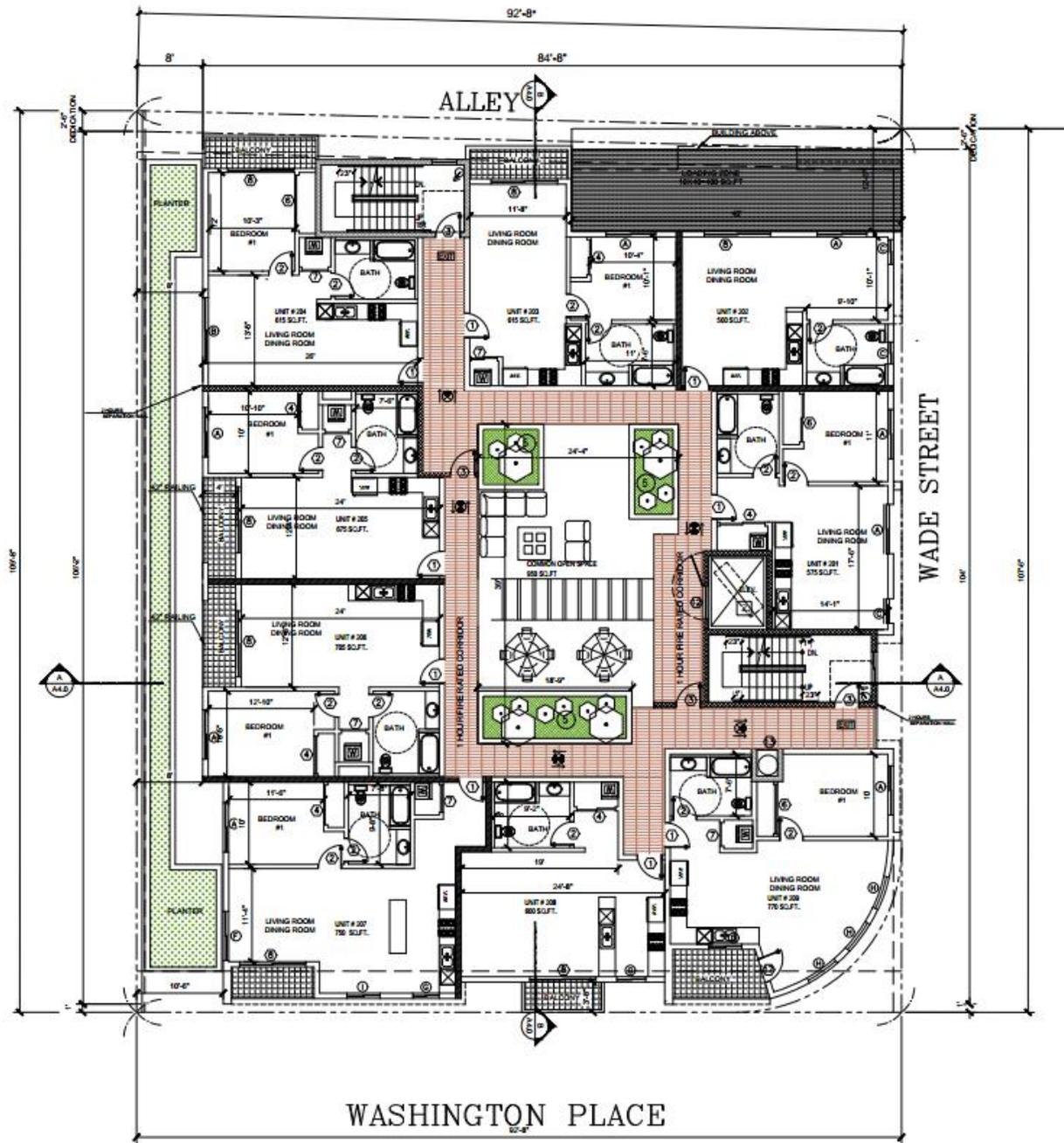
East Elevation: Building facing Wade



North Elevation: Building facing alley



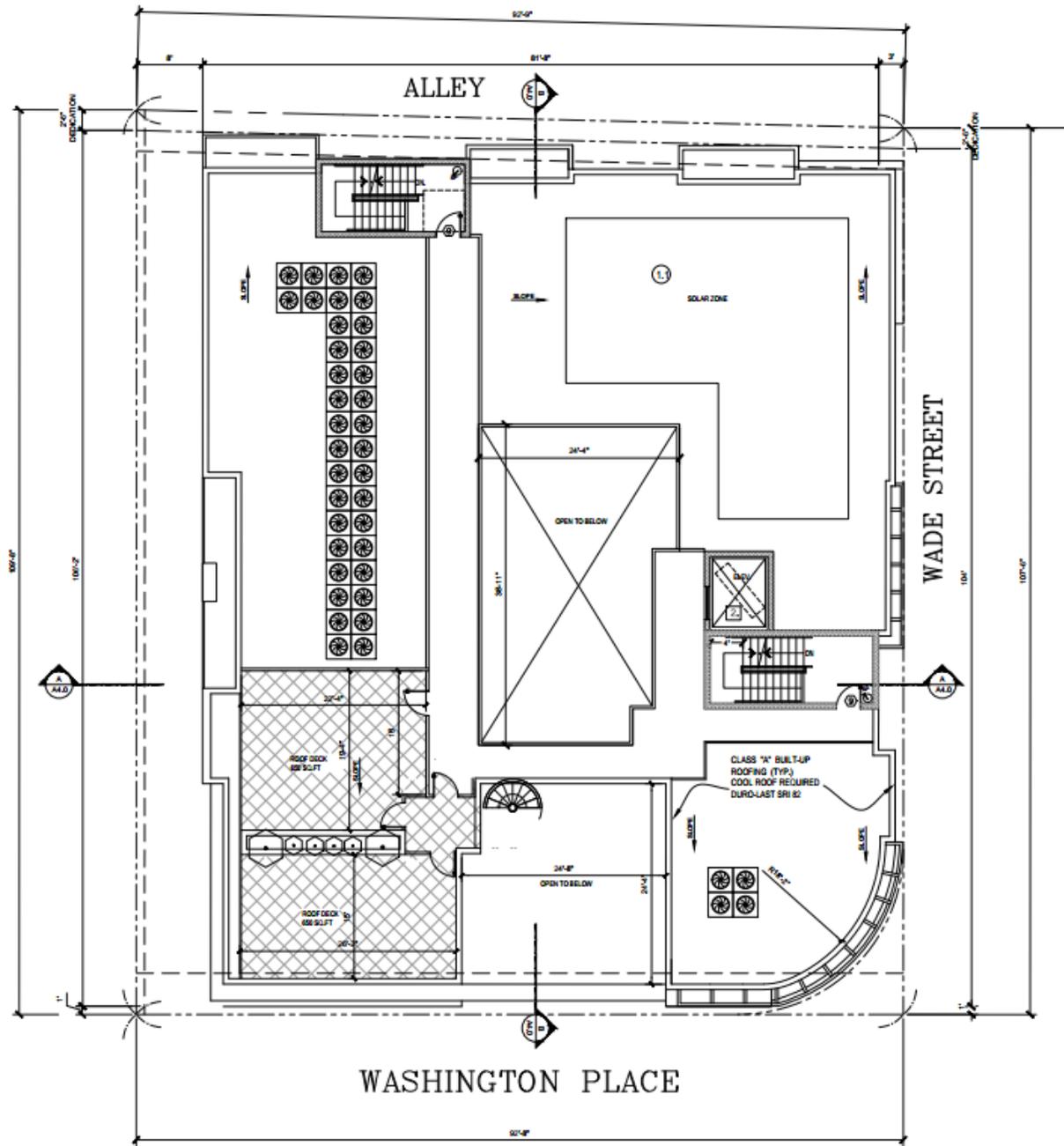
North-West Elevation: Building facing Washington



WASHINGTON PLACE

2ND FLOOR PLAN

SCALE: 1/8"=1'-0"



ROOF PLAN

SCALE: 1/8"=1'-0"

ENTITLEMENT REQUESTS

1. 35% Density Bonus per LAMC 12.22.A25 (Base Incentive)
2. Parking reduction per Option 1, LAMC 12.22.A25, Affordable Housing (Base Incentive)
3. Parking reduction per LAMC 12.21.A4, Bicycle Parking Ordinance
4. Off-menu incentive for floor area increase from 1.5:1 to 3:1 per LAMC 12.22.A25, Affordable Housing
 - FAR per LAMC: $10,066.7 \text{ SQ FT} \times 1.5 = 15,100.05 \text{ SQ FT}$
 - FAR per Density Bonus: $10,066.7 \text{ SQ FT} \times 3 = 30,200.1 \text{ SQ FT}$
5. Waiver of 3 feet and 20 feet corner radius dedication on Wade Street

DENSITY CALCULATION

LOT AREA = 10,066.7 SQ. FT (PER SURVEY PLAN)

HALF ALLEY = 696 SQ. FT

TOTAL AREA = 10,066.7 + 696 = 10,762.7 SQ. FT

C2-1 DENSITY = 1 UNIT/400 SQ. FT

ALLOWABLE UNITS = 10,762.7/400 = 26.91 = 27 UNITS

ALLOWABLE INCREASE PER DENSITY BONUS

27 X 1.35% = 36.45 = **37 UNITS ALLOWED**

REQUESTED UNITS = **34 UNITS PROPOSED**

11% X 34 = 3.74 = 4 UNITS ALLOCATED TO VERY LOW INCOME TENANTS

COMMUNITY & RESIDENT BENEFITS

- ▶ 34 modern residential housing units added to Mar Vista
- ▶ 4 Very Low Income (VLI) units - available to individuals whose income is 50% or less of area median income
- ▶ 2,250 square feet of commercial space on ground level
 - ▶ Commercial space on first floor improves neighborhood walkability and storefront activation
 - ▶ Potential opportunity for local new business
 - ▶ Developer will make best effort to bring in a laundromat

COMMUNITY & RESIDENT BENEFITS

- ▶ Removal of 2 curb cuts on Washington Place & Wade Street
- ▶ Improved landscaping adjacent to the public right of way
- ▶ Smaller scale development
 - 34 units proposed (37 are allowable)
 - 5 stories proposed with only 4 residential (zoning designation allows for unlimited building height and floors)
 - 29,181 SQ FT proposed (30,200.1 SQ FT is allowable per Density Bonus)
 - Open courtyard space in center of building (floors are not maxed out on square footage)

Questions?