

THE PLAZA AT SANTA MONICA

September 8, 2014 Community Meeting Summary

Applicant Information:

Applicant: Metropolitan Pacific Capital, Clarett West Development & DLJ Real Estate Capital Partners

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Meeting Information:

Meeting Date: September 8, 2014

Location: Santa Monica Public Library, Multi-purpose room

No. of Participants: 95+

Project Information:

Address: 4th/5th and Arizona

Lot SF: 112,000

Total SF: 420,000

SF Breakdown: Low Income Residential (~42,000)
Commercial (~249,000)
Hotel (~117,000)
Cultural (~12,000)

No. of Units: 48 very low income housing units

FAR: 3.75

Height: 148 feet at highest point

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Project Description

The Plaza at Santa Monica is a 420,000 SF mixed use building to be developed on the City owned site at 4th and Arizona in downtown Santa Monica. The building's design is shaped around the public realm, beginning with a ground level Grand Plaza at the corner of 4th and Arizona and continuing with open space that rises through all levels of the building.

The building is designed as a series of five, block-long bars that step up and back from the Grand Plaza towards the center of the block, providing elevated gardens and terraces at each level.

Ground Floor Uses and Street Life

The uses on the Ground level ensure that the Plaza at Santa Monica amplifies downtown's active street life. By combining different scales of programmable open space as well as neighborhood serving and regional retail, a cultural institution, and public amenities including a large public plaza, pocket parks, public art, pedestrian improvements, and bicycle facilities, the project extends and augments the activity of the surrounding streets.

Along Arizona, a 20,750 SF Grand Plaza is oriented towards the vibrancy of the Third Street Promenade. An embedded hydraulic system at the corner of 4th and Arizona can easily shift from a summer fountain to a winter skating rink, or a dry plaza that can host concerts or markets. The corner of 5th and Arizona features an additional plaza that embraces the historic post office building across Arizona.

The ground floor is anchored by two main programs – retail and culture. Retail lines the streets along 4th and 5th and along the Grand Plaza on Arizona. A porous marketplace facing the Plaza acts as a pedestrian shortcut between Arizona and 5th. Deeper into the building, a 12,000 SF cultural space connects to a pocket park along 5th Street. This space has the potential to bring to Santa Monica a satellite space for a major arts institution. Alternatively, it could operate as a children's art museum.

Mix of Uses on Upper Levels

Uses on the upper levels are chosen to respond to the current needs of the downtown core while providing the necessary diversity of users that can ensure the building will be activated at all times.

The upper levels feature three different types of uses: workspaces (levels 2-4), workspace and affordable housing (levels 5-7), and a hotel (levels 8-12). Sky lit atriums and "mixing chambers" connect the different workspace programs allowing multiple

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disciplines within the building to come together in spaces that foster creative and entrepreneurial energy. The exterior terraces further enhance interaction between the building's tenants as well as the visiting public.

Levels 2-4 feature large floor plates and a 30'x 30' structural grid that can respond to downtown's need for large workspace areas. The building's unique inside/outside attitude, abundant access to outdoor landscaped terraces, and the flexibility afforded by the structural grid will make it a prime workspace for many kinds of work typologies, from creative workspace and entrepreneurial workspaces to spaces catering to the surge in the tech industry.

Levels 5-7 have thinner floor plates that will include 48 low income residential units on the eastern end and smaller, flexible workspaces to the west. These bars spill out onto the fifth floor terrace to the north. To the south, there is a large covered terrace.

Floors 8-12 house an approximately 200-room hotel with unobstructed views of the city, beach and mountains. The hotel overlooks a lush garden terrace that is accessible from street level and serves as an extension of the hotel lobby and bar. A wellness hub of fitness, spa, lounges and bars rises through the hotel, emerging on the roof terrace next to the hotel pool. Another hub provides elevator access from the ground floor to the roof terrace where there are reflecting pools and public viewing areas.

Sustainability and LEED Certification

The building's design embraces sustainability. The building's terraced form allows for green roofs, and every terrace will be landscaped. The terraces will capture storm water and can be irrigated by treated grey water from the building.

The building systems will be designed to optimize access to natural day lighting and ventilation. Large areas of the facade will be operable which allows the building to open up to balconies and terraces, and gives users the chance to enjoy the ocean breeze and unique light quality, emphasizing the indoor/outdoor lifestyle of Santa Monica.

Taking advantage of its mixed-use nature, the building will incorporate an energy-resilient system that uses the different cycles of programs within the mixed-use typology, for example using surplus energy from the workspaces to heat water for the hotel.

The development will meet LEED Gold certification.

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Public Open Space and Views

From the Grand Plaza along Arizona Avenue to the rooftop observation deck, the building's many terraces offer an array of outdoor activities that come alive at different times of the day. The Grand Plaza provides over 20,750 SF of contiguous open space. An additional 17,450 SF of ground floor open space is also provided in a series of smaller plazas and pocket parks. A spiral stair and elevator affords direct access from the Grand Plaza to a 13,500 SF second level public terrace with a lawn area and band shell. At the hotel level, 37,300 SF of shared open space is included on the lobby terrace and roof top deck. The building's open space terraces lift downtown's vibrant streets into the skyline and create opportunities for the public to experience 360 degree views of the city, the ocean and the mountains.

Access and Parking Strategy

The project is designed to take advantage of its close proximity to a variety of transportation alternatives. Bicycle commuting is encouraged by integrating a bike center (equipped with showers and lockers), a bike path, and a bike share station. Pedestrian activity is encouraged by the inclusion of wide, 18' sidewalks, street furniture, landscaping, plazas, and pocket parks. The Expo light rail line will terminate just 2 ½ blocks from the site and numerous bus lines pass within a block.

The development will include a new east/west paseo that will bisect the city block where the project site is located, replacing the northern half of the existing north/south alley. The new east/west paseo will provide a mid-block passage from 4th to 5th streets, reconnecting the street grid for vehicles, bicyclists, and pedestrians alike. The paseo will give access to the project's loading areas and will include a dedicated bike lane and access to the project's bicycle facilities.

The parking is designed to integrate with downtown's existing parking facilities and to build on the City's "park once" and shared parking philosophies. Entrances to the subterranean parking garage will be on 4th and 5th Streets next to the paseo. The garage is designed for maximum flexibility by ensuring that all levels are interconnected.

This flexibility will allow the garage to respond to changes in parking demand on an hourly, daily, and weekly basis as well as any major shifts in the future parking needs of downtown Santa Monica. Initially, the approximately 1,220 space garage will be operated with approximately 580 public parking spaces, including 339 replacement spaces, plus an additional 640 spaces that will be reserved for tenants of the development during certain hours. The public parking spaces will be available for all downtown Santa Monica visitors and will be operated as an extension of the City of Santa Monica's public parking program with parking rates matching the rates in the city

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owned downtown structures. The reserved spaces will flow in and out of the public parking supply depending on tenant demand and the hours of operation of the various uses in the project.

Meeting Summary

The City of Santa Monica and the Plaza at Santa Monica development and design team held a community meeting on Monday, September 8th at 7pm in the Multi-Purpose Room of the Santa Monica Library.

Outreach included invites to the following neighborhood groups: NOMA, Northeast Neighbors, Santa Monica Mid-City Neighbors, Wilshire Montana Neighbors Association, Pico Neighborhood Association, Friends of Sunset Park, Ocean Park Association, Downtown Study Group, Downtown Santa Monica, Inc., and the SM Chamber Board. Additionally, emails were sent to residents who contacted the team about the project and paper invites were mailed to approximately 2,900 neighbors within 1,000 feet of the project site.

We estimate that approximately 95 people attended the meeting and we also received a number of written comment cards (see transcript of spoken and written comments).

Attendees were comprised of both people who liked the project and those who voiced concerns. Some attendees liked the design open space and inclusion of a union hotel. Younger attendees said that they looked forward to taking their families to the museum and utilizing the bike station and ample parking. Some attendees were also excited about the rooftop bar and elevated open spaces. Others liked the design, but felt that it was too tall and opposed any development on the site whatsoever and instead want a public park. Traffic mitigation was also mentioned as a concern.

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Transcript of Questions/Comments from the Community

- What will you do to 'dazzle' residents?
- There's a need for passive open space.
- Very impressive. The objectives for the project were defined years ago, and community priorities have changed.
- There should be a view of the back side of the project.
- The City does not have the ability to fund a subterranean parking lot if there's just a park above it.
- Define the housing component. Will it be affordable?
- What kind of affordable housing amenities will be provided?
- Will the hotel be union?
- How much would it cost to cancel the project?
- The project should be updated to remove the post office.
- Will the project pay all City fees? Will the 1% for arts be used for the project?
- How will the parking work? What will it cost? What will parking rates be?
- This building is amazing looking and solves a lot of problems, including parking.
- What is the total number of parking spaces? How many residents will there be? How many stores?
- Will the ice skating rink stay?
- The reference to the Downtown Specific Plan is not complete; there was a lot left out. The project does not comply with the plan. Commend the beautiful design, but it doesn't belong in this City. It will block light and the ocean breeze.
- Describe the process for determining the height.
- It's a remarkable design, exceeds the amount of open space on the existing lot. Applaud the effort to create the design. The process for vetting height occurred through community meetings.
- Beautiful design that reflects community input.
- Does the raised open space work? Is there any experience in other cities with this?
- The project is exquisite. The question is whether it belongs in Santa Monica. It's just too big.
- How many jobs will be created by the project? What will be done to insure local hiring?
- How much revenue will be generated for the City? This would be a draw for residents. Would love to see Santa Monica move in this direction.

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- It's important that the public space area be programmed and monitored. Don't want just another park. How do you plan to activate it?
- Beautiful design. Commend you, the City, and the community. It answers what the community wants in a sensitive way. What other community benefits would be supported by the project, like Tongva Park?
- This land is our land. What will a park look like? Is there an alternative with a park and a union hotel?
- Typical to use the term 'park' and 'open space' for rooftop gardening.
- There's no need for a 12-story building on public land. It must be our community's vision and we don't want this. It shouldn't have office space, which induces traffic.
- Wonderful project. The mix works very well. It's an iconic project that Santa Monica deserves.
- Will there be hosts or rangers to help with the activation of public space?
- This project is not needed in Santa Monica. It will bring too much noise and pollution. We need a museum, a playground, daycare or school, and parking.
- Looks great. Any 3-bedroom apartments? Secure bike parking? Incentives for employee bike commuting?
- As a Santa Monica resident, love this project. What is the approval process?
- Phenomenal project.
- How much did the City pay for the land? What will the return-on-investment be?
- What will happen to the bank branch on the site?
- Very difficult to pull off a grass park in this space. This kind of programming is needed. Will the City process require a look at changing some of the office space to residential?
- It's too big and has too much traffic.
- Where will the water come from during this severe drought?
- How much additional landscaping was added from the previous version?
- Really excited about the project. What would the hours be for amenities like the yoga classes?
- The community wanted and asked for an 84 foot height limit. It hasn't been mentioned. Honesty and transparency is needed.
- What types of programming will there be for young professionals seeking a happy hour drink?

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Sign-In List

Amy Aukstikalnis -Welch Consulting*
Danilo Bach
Paul Bailey –Guest of Gloria Garvin*
Kate Bransfield
Ellen Brennan
Brenda Burns
Leslie Butchko
Jill Chapin
Trisia Crane
Karen Croner
John Dahl
Stacy Dalglesh
Carol Dickinson
Kevin Flick
Gloria Garvin
Frank Gruber
Ellen Hannan
Carl Hansen -Santa Monica Chamber*
Edward Hunsaker
Zina Joseph
Katherine Kennedy –Guest of Laura Wilson*
Peter Knot -Guest of Brenda Burns*
Ellis Kroman
Carol Landsberg
David & Melissa Looby
John Mann
Catherine McCabe
Nancy Morse
Maggie Outh
Taffy Patton -19th Street Residents Coalition*
John Petz
Manju Raman -The Huntley Hotel Assistant General Manager*
Eaton Saker
Ted Sugawa –Chase Bank *
Ann Thanawalla
Daniel Wescot –Guest of Laura Wilson*
Marc Wiesenfeld Laura Wilson
Unite Here Local 11 (30+ guests)

*for identification purposes only