



GRAPHIC ANALYSIS of EXISTING DOWNTOWN DENSITY

- 69 % of our downtown area are either vacant lots or 1 & 2 story buildings
- 58% of the buildings are 1 & 2 stories
23% are 3 & 4 stories
- 12+/- million square feet of building area was built between 1876-2016
- current heights allow doubling this to 25+/- million square feet !!
in the next 15-20 years
- do we need more ? do we even need this much ??
- redeveloping only 50% of the 1 & 2 story buildings
could provide 4 million sq ft of additional development
- 2-3 million of the 4 million could add 3,000-4,600 residential units
and 6,000-9,000 residents over the next 15-20 yrs – if we even need this much
(7-10% of our current population)

ONE & TWO STORY BUILDINGS

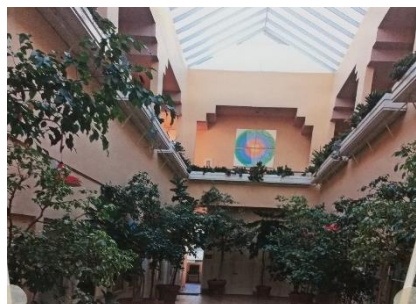
- 58 % of downtown buildings and 67 vacant parking lots provide ample opportunity for adaptive reuse or redevelopment to 3 & 4 stories
- they also provide scale, texture, and homes to local business





OUR STOCK of 4 STORY BUILDINGS WOULD MAKE ANY COMMUNITY PROUD

- 23 % of downtown buildings are 3 & 4 stories
- while providing a variety of successful design and courtyard experiences
- And they help to maintain local business



IS IT REALLY OUR INTENTION TO CREATE MANHATTAN IN THE MIDDLE OF SANTA MONICA?



GREED & DENSITY ARE NOT SYNONYMOUS WITH QUALITY OF LIFE



IS ANXIETY OVER TAX REVENUES WORTH ARCHITECTURAL & ENVIRONMENTAL MEDIOCRITY?



DON'T MAKE THIS CITY MUCH LESS THAN IT SHOULD BE -- DON'T BRING THIS CITY TO ITS KNEES!



NO AMOUNT OF COMMUNITY BENEFITS CAN MAKE A POOR PROJECT A GOOD PROJECT!

2

ALL BUILDINGS ARE THE SAME HEIGHT - 37 FEET



ALL WITH A REPETITIVE, ROBOTIC MONOTONY - RESULTING IN FACADOMY



NO LANDSCAPE OFFSETS, NO BREAKS OPENING TO COURTYARDS, AND NO OPEN SPACE !!



WITH AN EXTRA DRINK AT NIGHT, YOU MIGHT NOT EVEN FIND YOUR OWN BUILDING

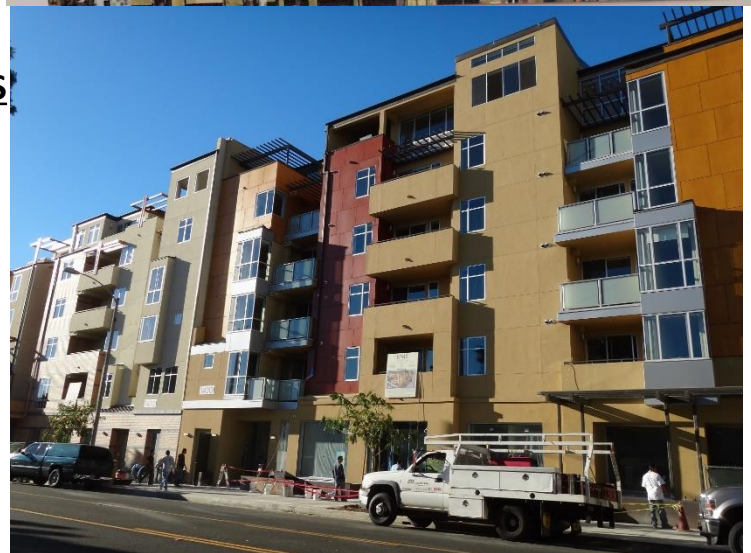


IS THIS REALLY THE CHARACTER AND DENSITY YOU WANT THE CITY TO HAVE ???

1

RECENT FLOOD of RESIDENTIAL BUILDINGS

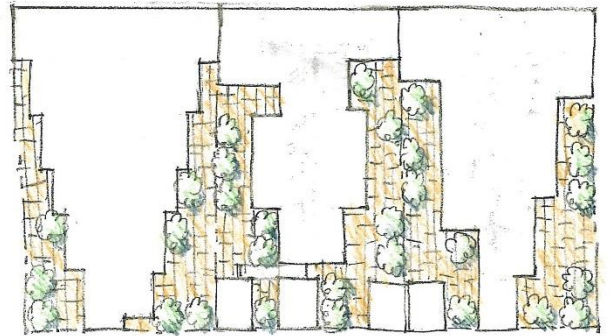
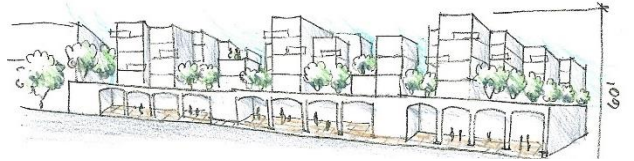
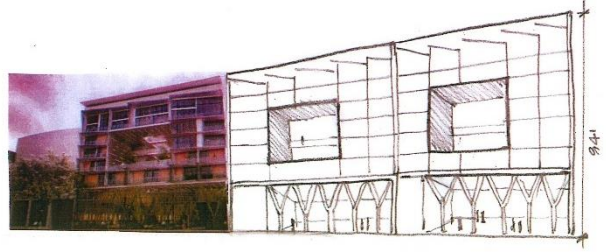
- provide dull, balcony articulated building blocks the "facadomy" of computer punchcards
- "canyonizing" our streets
- narrow sidewalks
- and no sense of the courtyards which are Santa Monica's history & ethos



INSTEAD of BUILDINGS CHEEK & JOWL

- separation of buildings above the 1st floor would provide the openness of blue skies & corner windows for the residents
- and building p.l. to p.l. won't activate the environment



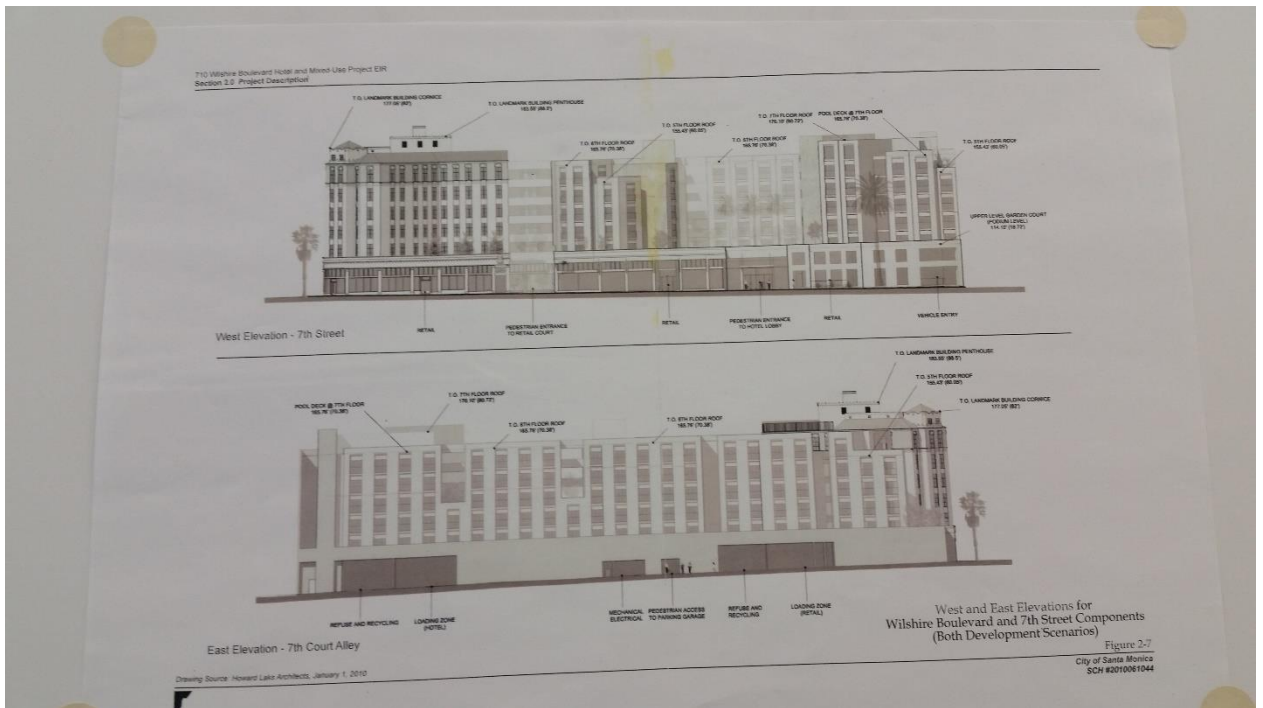


• separation of bldgs. above commercial base

APPROVED MIXED-USE RESIDENTIAL & COMMERCIAL DOWNTOWN PROJECTS

- continues the same massive block design with some lipstick added!
- but no meaningful sidewalk setbacks
- no courtyards opening to sidewalks
- with little, if any, landscape!
- and no variation in roof heights



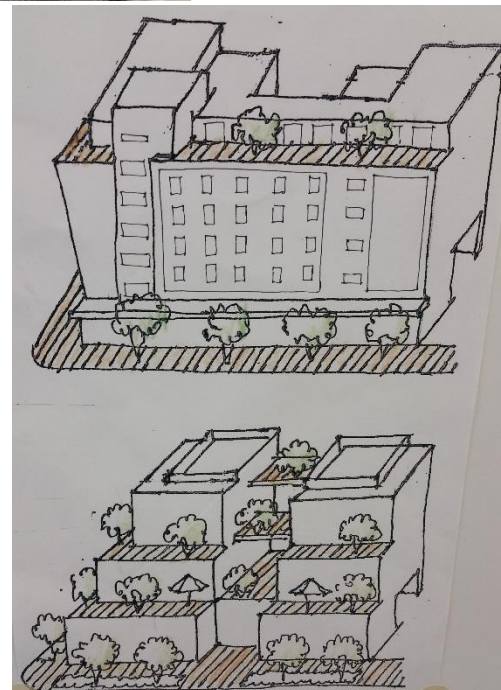


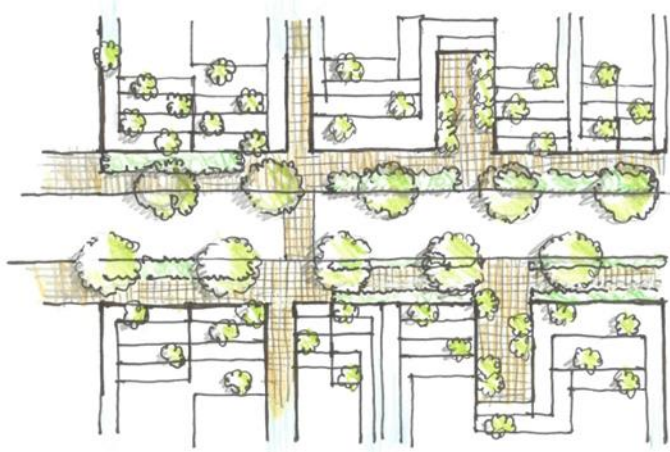
HOTELS SHOULD BE “WELCOMING” – NOT DECORATED WAREHOUSES

- The hotel approved @ Wilshire & 7th covers 60% of the block w/out changing roof height!

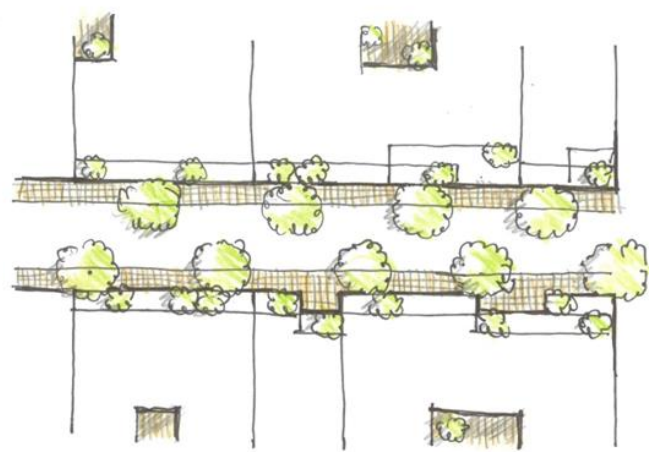


- the 2 Gateway hotels define the entrance from EXPO to our downtown
- but are the same building block design being approved throughout downtown
- The lower sketch suggests one of many approaches for a more welcoming design without sacrificing floor area
- (where is our planning commission and architectural review board?)





PLAN @ 75 ft. height @ 3.75 FAR

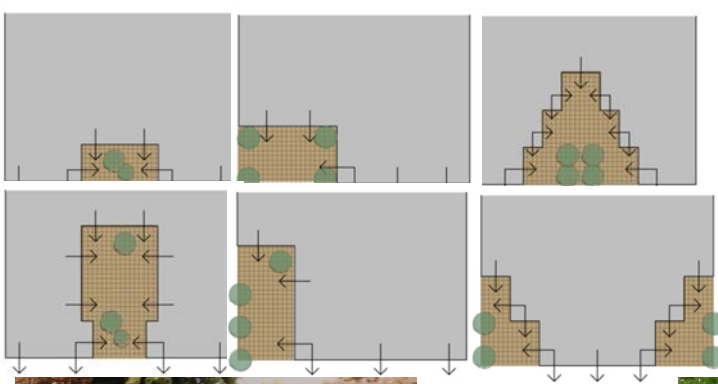
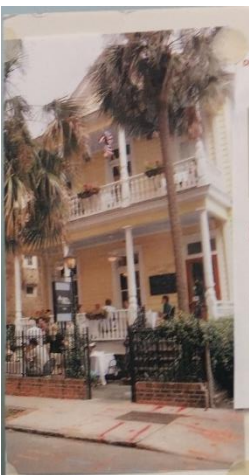


PLAN @ 84 ft. height @ 4.0 FAR

HEIGHT & "CANYONIZATION" of STREETS

- all new buildings are 6 & 7 stories
- forcing out "mom & pop" business and longtime residents!
- 6 & 7 story buildings produce shade & narrow sidewalks
- there's no need for 72' & 84' heights
- let's compromise @ 4 floors – less monolithic and allows blue skies & sunlight



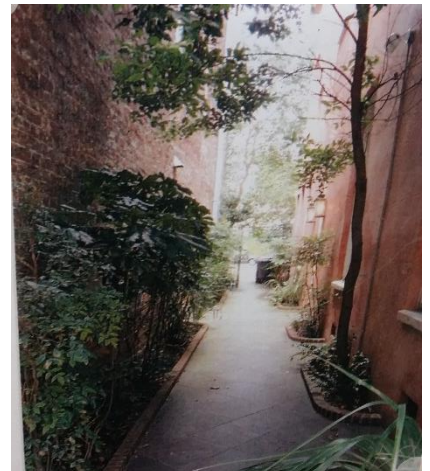


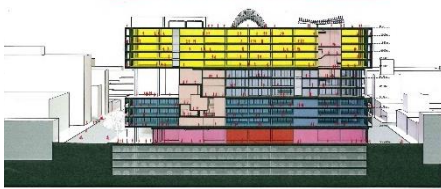
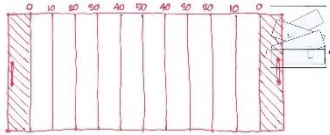
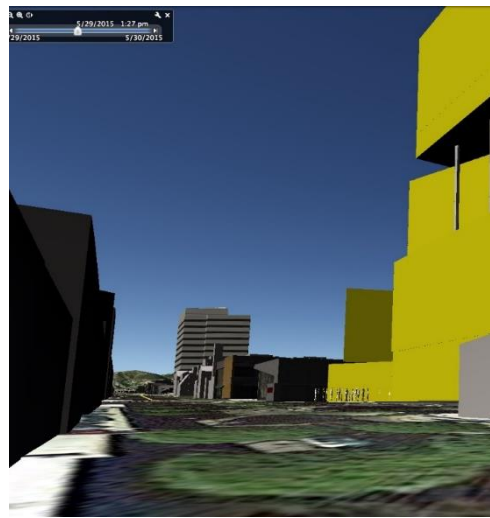
OPEN SPACE ENERGIZES A CITY

- SIDEWALKS currently vary from 8'-12' in downtown (w/some exceptions)
- buildings need front yard setbacks to widen sidewalks to 16'-20' or possibly parking removed
- these setbacks can still be used commercially for dining, art, florist, etc.
- courtyard entrances will humanize our neighborhoods

MID-BLOCK ARCADES

- can benefit both developer & public
- While providing for small, local business



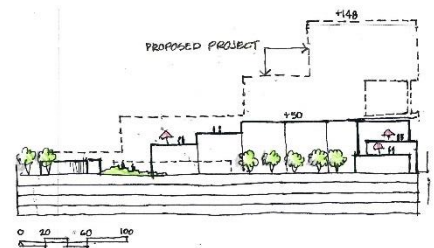
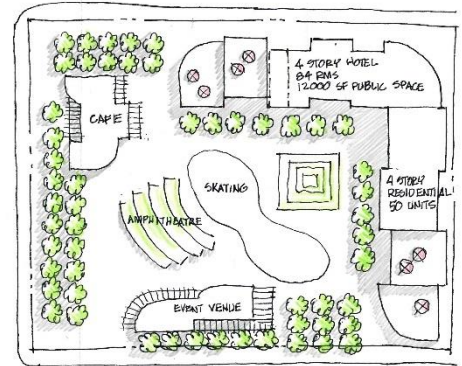


“The Plaza @ Santa Monica”

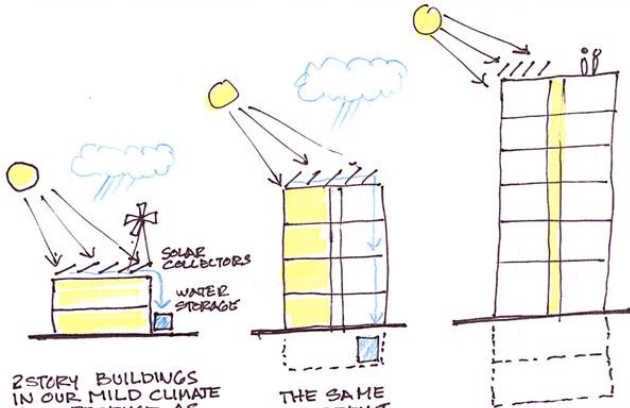
- exceeds maximum allowable height by 76%!
(note people on sidewalk!)
- is the length & width of a football field turned on edge!
- will cast enormous shadows across streets & buildings
- we need to do away w/D.A.’s and “opportunistic” sites
- and we need to stop using public property for hotels & theatres

A true “TOWN CENTER/URBAN PLAZA”

- will add to iconic character of our community, rather than overwhelming it!
- will provide sorely needed open space for expanding downtown residential community
- will add a variety of cultural & recreational opportunities
- with a café & event center, underground parking, and w/o theatres, boutique hotel or affordable housing
- can connect to EXPO!
- can still meet city’s financial obligations!



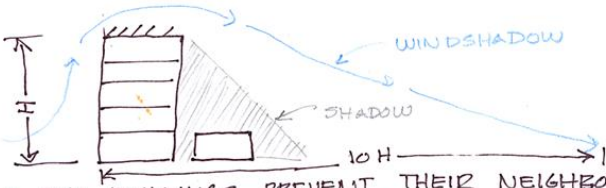
THE VALUE OF LOW RISE BUILDINGS



2 STORY BUILDINGS IN OUR MILD CLIMATE CAN PRODUCE AS MUCH ENERGY AS THEY CONSUME = (NET ZERO) CALIFORNIA'S 2030 GOAL

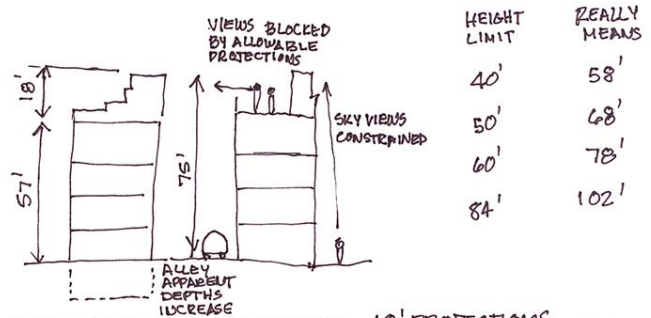
THE SAME FOOTPRINT 4 STORY BUILDING IS MAYBE ABLE TO GET TO 50%

THE 6 STORY PROPERTY RECENTLY APPROVED AT 1415 5TH STREET HAS HALF THE ROOF COVERED WITH COLLECTORS AND CAN ONLY LIGHT ITS HALLS & STAIRS



- TALL BUILDINGS PREVENT THEIR NEIGHBORS FROM EVER GETTING SOLAR POWER
 - TALL BUILDINGS CREATE WIND SHADOWS 10 TIMES THEIR HEIGHT
- THE PROJECT APPROVED AT 1601 LINCOLN IS 57' TALL NEXT TO A ONE STORY BUILDING

10FS



- THE EFFECT OF ALLOWABLE 18' PROJECTIONS ON BUILDINGS MAKES THEIR HEIGHT EVEN GREATER



- LOW BUILDINGS ARE MORE RESILIENT — AFTER A LARGE QUAKE WHERE WATER & POWER MIGHT BE CUT OFF, IT CAN LIMP ALONG AT A SURVIVABLE 50% ; NOTE THAT OUR WATER (30%) COMES FROM THE OTHER SIDE OF THE SA FAULT