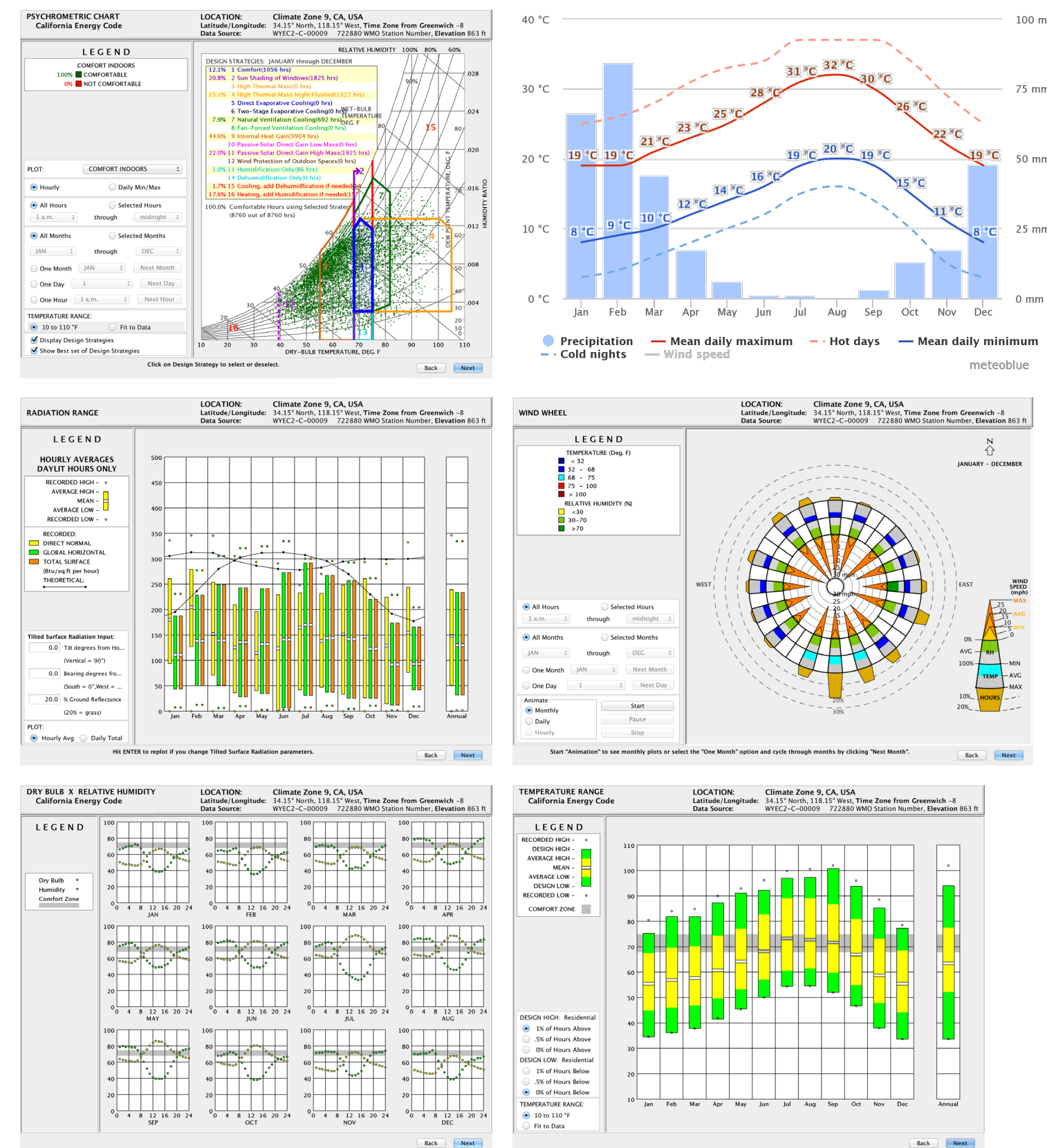


THE VILLAGE LINK

CLIMATE

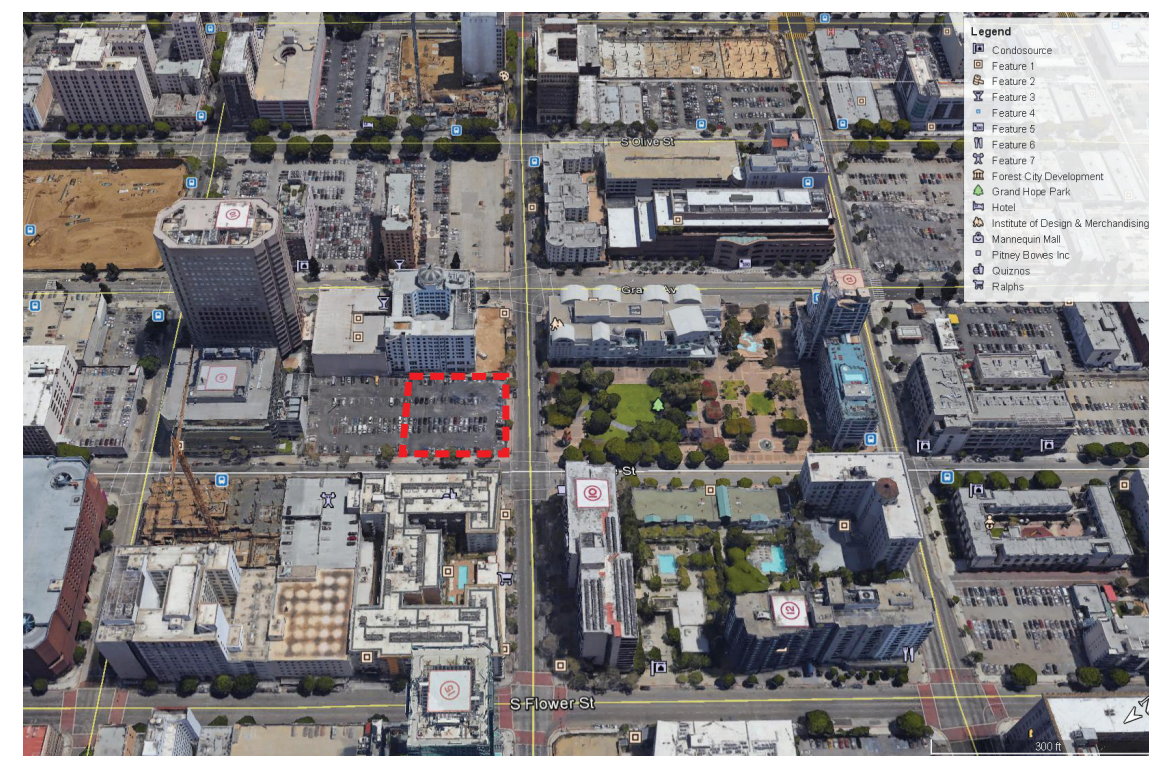


GEOGRAPHY AND SITE

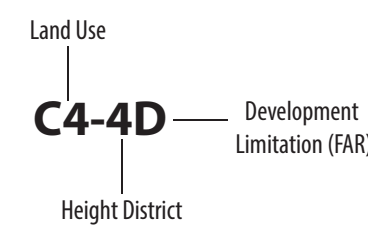
Site

This site is located in a very strategic spot within the urban environment. As a residential tower, its users would need to live in a convenient site in close proximity to multiple facilities as grocery stores, entertainment places, food and beverage places, public transportation, parking, etc.

Accordingly, with the availability of these multiple facilities the building would allow the utilization of the existing public facilities and encourages sustainable means of living in a daily bases, not only through architectural means but by encouraging a greener life style for the building users.



Zoning



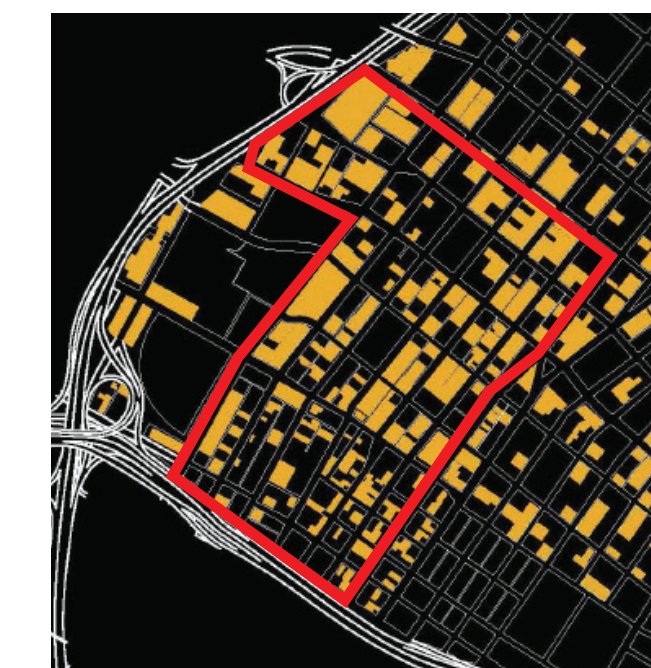
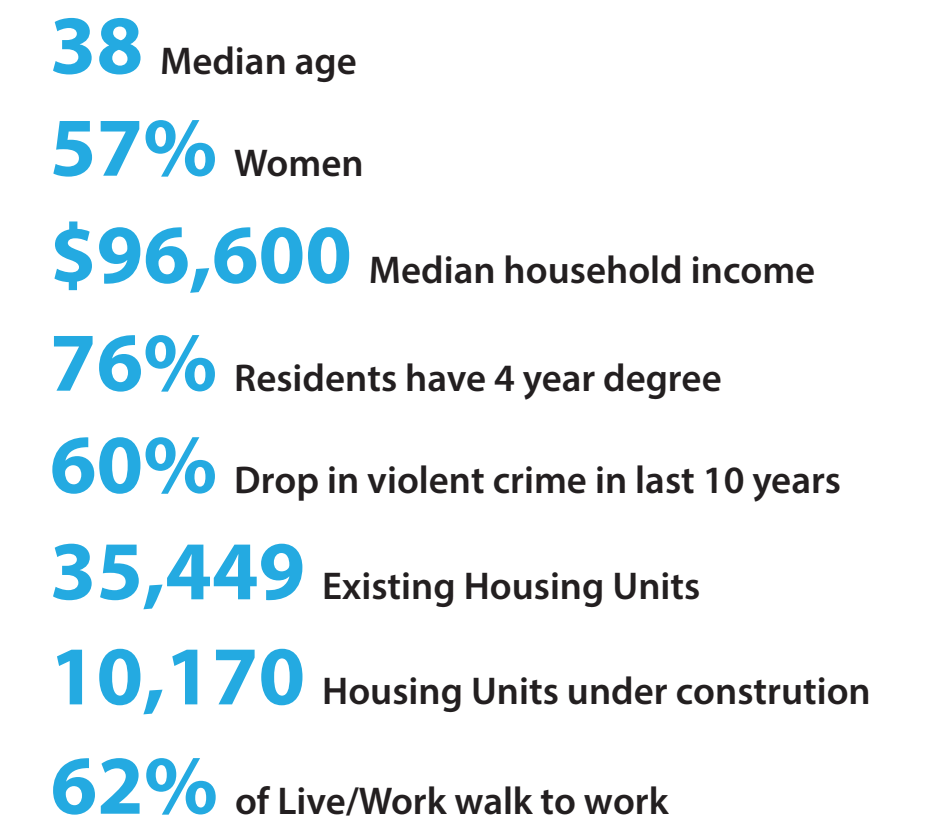
Zoning Requirements for Building Type

Zone	Use	Maximum Height		Maximum Height			Maximum Area		Min. Lot Width	Req'd. Parking
		Stories	Feet	Front	Side	Rear	Per Lot	Per DU		
C4-4D	C2 uses with limitations; R4 uses	Unlimited (8)	13:1 Floor Area Ratio	None	none for commercial uses; same as R4 zone for residential uses at lowest residential story	none for commercial uses; same as R4 zone for residential uses at lowest residential story	5,000 sq. ft.	400 sq. ft.; 200 sq. ft. per guest room	50 ft	1 space per unit < 3 rooms; 1.5 spaces per unit = 3 rooms; 2 spaces per unit > 3 rooms

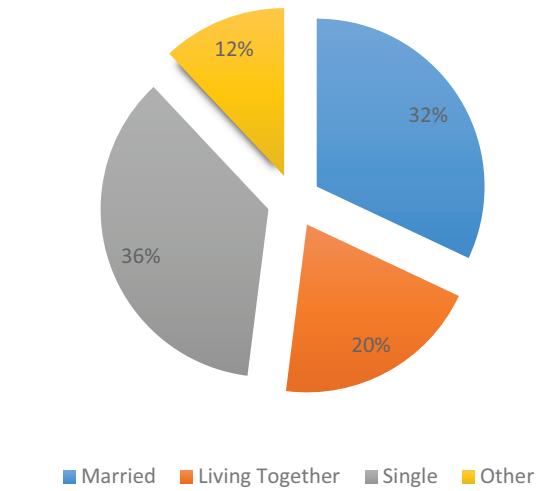
ECONOMICS AND CULTURE

Economics, & Demographics

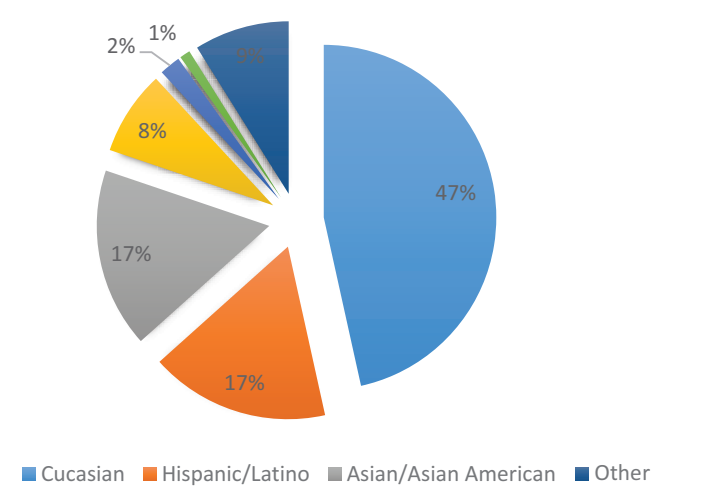
- South Park is the **Premier sports and event destination**. That is due to the multiple attraction destinations: **Staples Center**, the **L.A. LIVE** entertainment and dining complex, and the **L.A. Convention Center**, which bring more than **two million annual visitors**.
- It is located within walking distance of the **Financial District**, **Fashion District** and **Historic Core**.
- New developments make this area a **MAGNET** for an energetic demographic seeking an **Urban Experience**.
- Relatively **Young Population** (Millennial and baby boomers living without children), with **high levels of income, education, and professional accomplishment**.
- **Rail access** to the nearby **University of Southern California (USC)** and the **Fashion Institute of Design & Merchandising (FIDM)** make the area a desirable **housing location for undergraduate and graduate students**.
- The neighborhood's proximity to 500,000 daily commuters makes it also a **great residential option for professionals**.
- South Park's Business Improvement District recommends providing programming such as **farmer's markets, festivals and sports clinics** to build a stronger community fabric.
- Increase in multifamily development will continue to drive **demand for restaurants and shops within walking distance**.
- Retail shopping is a key metropolitan feature that has yet to flourish in the district.
- BID assist in providing **welcoming and walkable environment for residents**: Protected bike lanes, pedestrian-friendly sidewalks, enhanced lighting and new bus stop shelters.
- **Hope Street** crossing South Park could ideally be transformed into a **walkable green space** with shopping and other amenities.



Relationship:



Ethnicity:



BUILDING / ZONING CODES

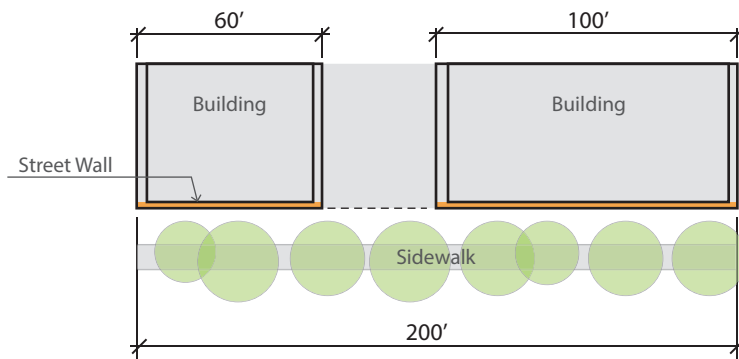
CODE:

Massing Requirement:

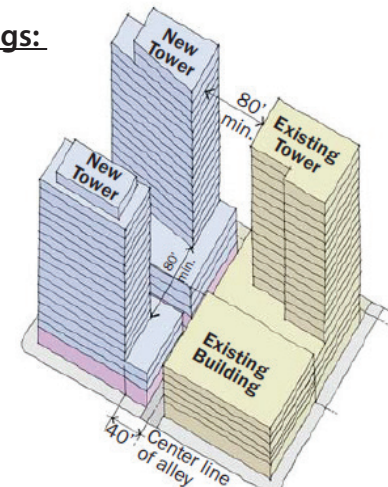
- Large blocks should be massed to form a collection of appropriately scaled buildings.

Setback Requirements:

- Retail 1st Floor - No setbacks required. Maximum allowed: 5 ft.
- Project frontage should be 80% lined with building street wall at a minimum height of 35 ft. approximately 3 stories.
- 15 ft. step-back on floors above ground floor is allowed, and still considered part of street wall.
- Exception to street wall requirement by providing public courtyard/plaza.



Minimum Spacing to Adjacent Buildings:



Landscaping and Seating:

OPEN SPACE TYPE	MINIMUM PLANTED AREA	MINIMUM SEATING*
Paseos	10%	1 seat per 2,000 SF
Courtyards	25%	1 seat per 500 SF
Plazas	25%	1 seat per 500 SF
Roof Terraces	25%	None specified

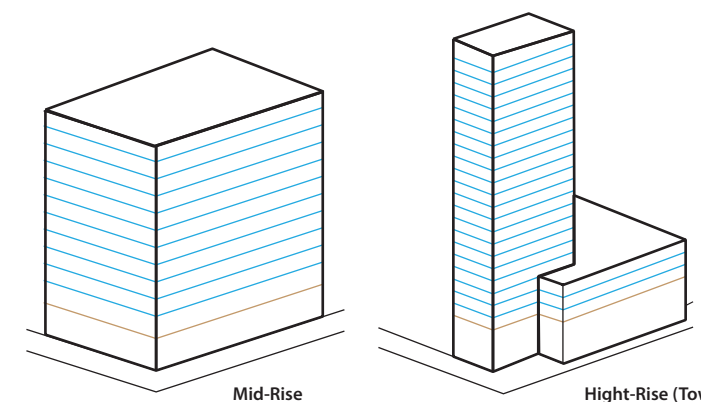
Height (Based on FAR):

Lot Size: 24,200sq. ft.
 FAR required: 13:1

- Total Square Foot Allowed:
 13 x 24,200 sq. ft. = 314,600 sq. ft.

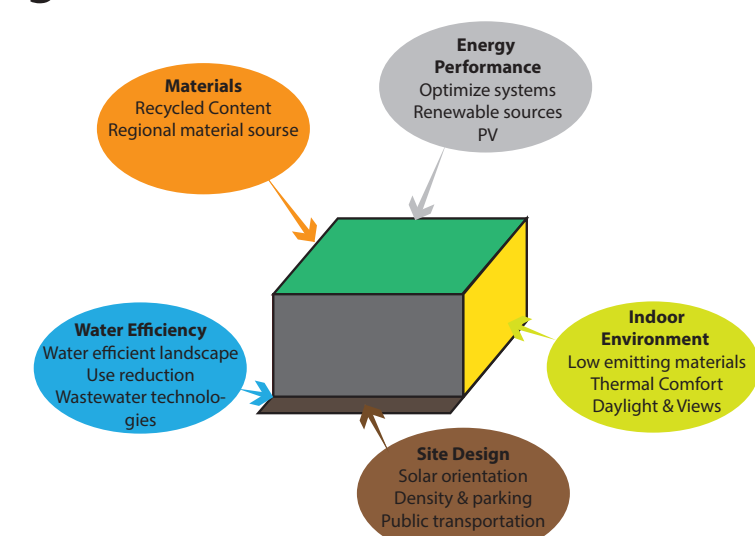
- Number of floors:
 314,600 sq. ft. / building area = 314,600 sq. ft. / 16,000 sq. ft. = 20 Floors

- Approximate Building Height:
 19 floors x 10 ft. per floor = 190 ft.
 1 retail floor x Min. 14 ft. = 14 ft.
 Total Height: 190 ft. + 14 ft. = 204 ft.



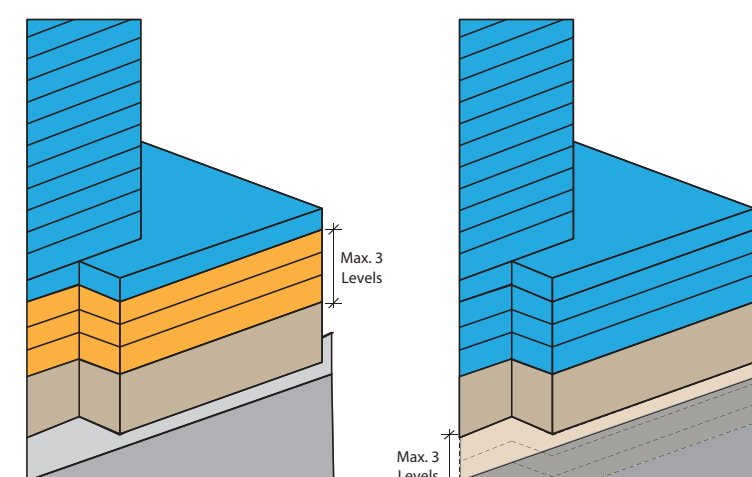
Sustainability Aspects as set in Downtown LA

Design guidelines:



Parking Options

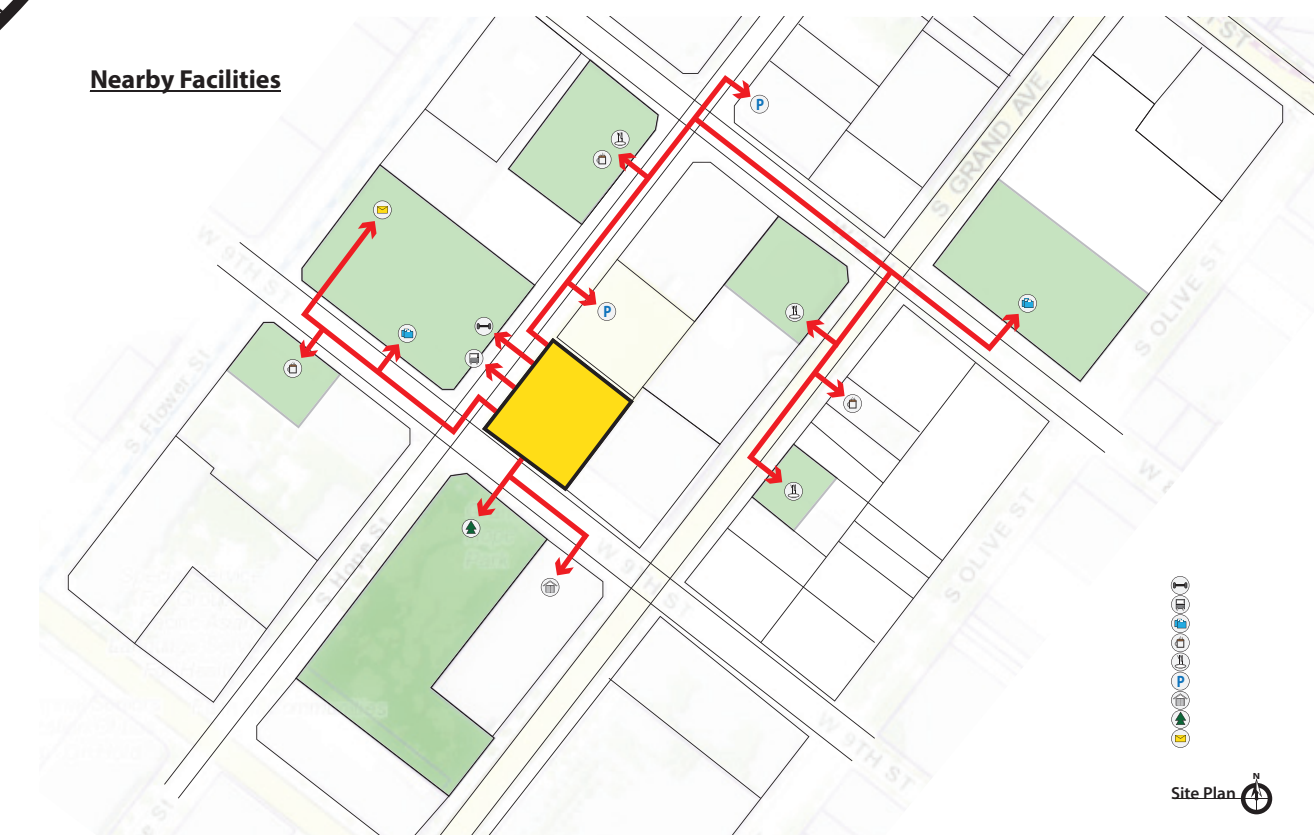
■ Retail ■ Residential ■ Parking



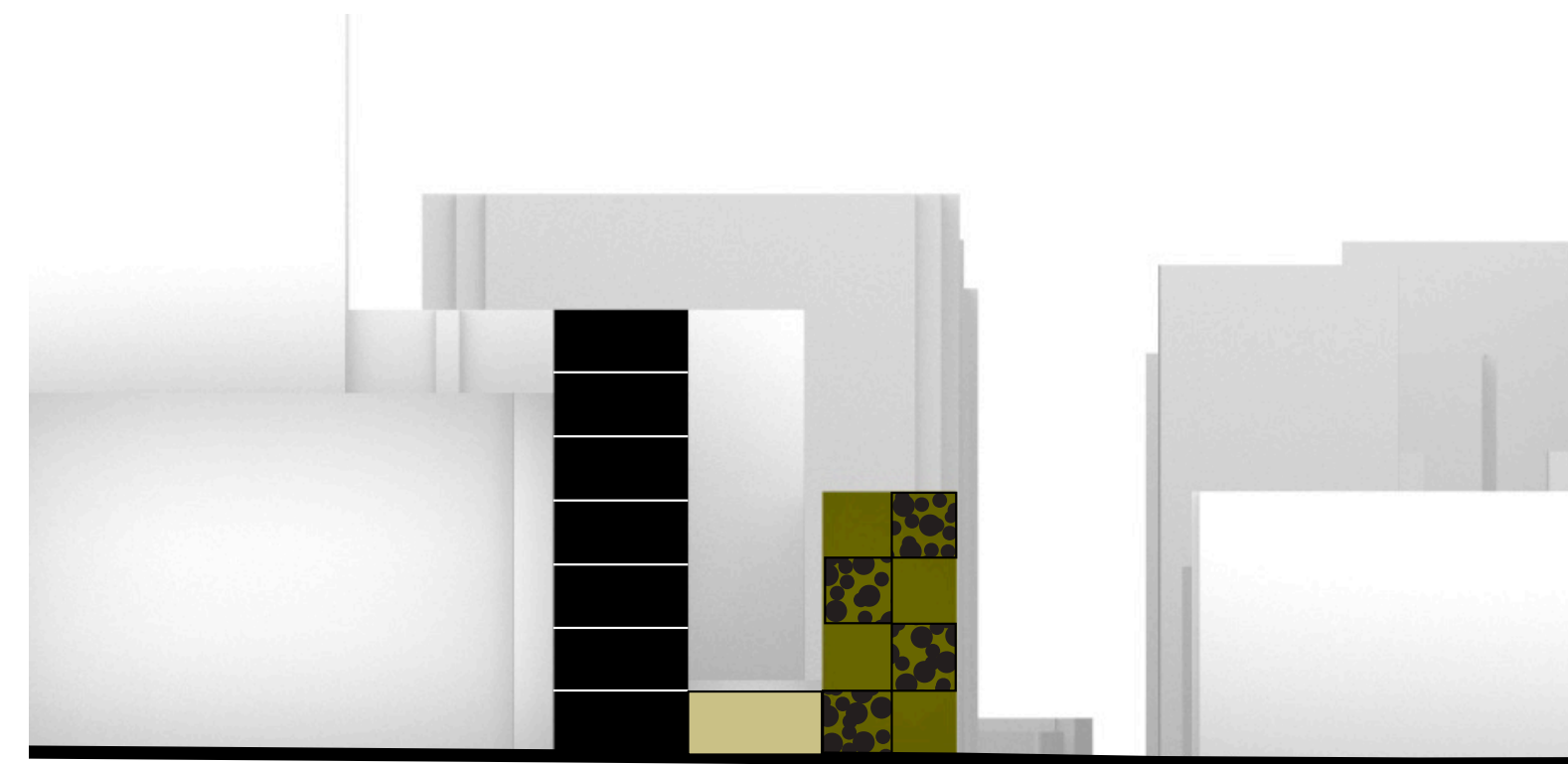
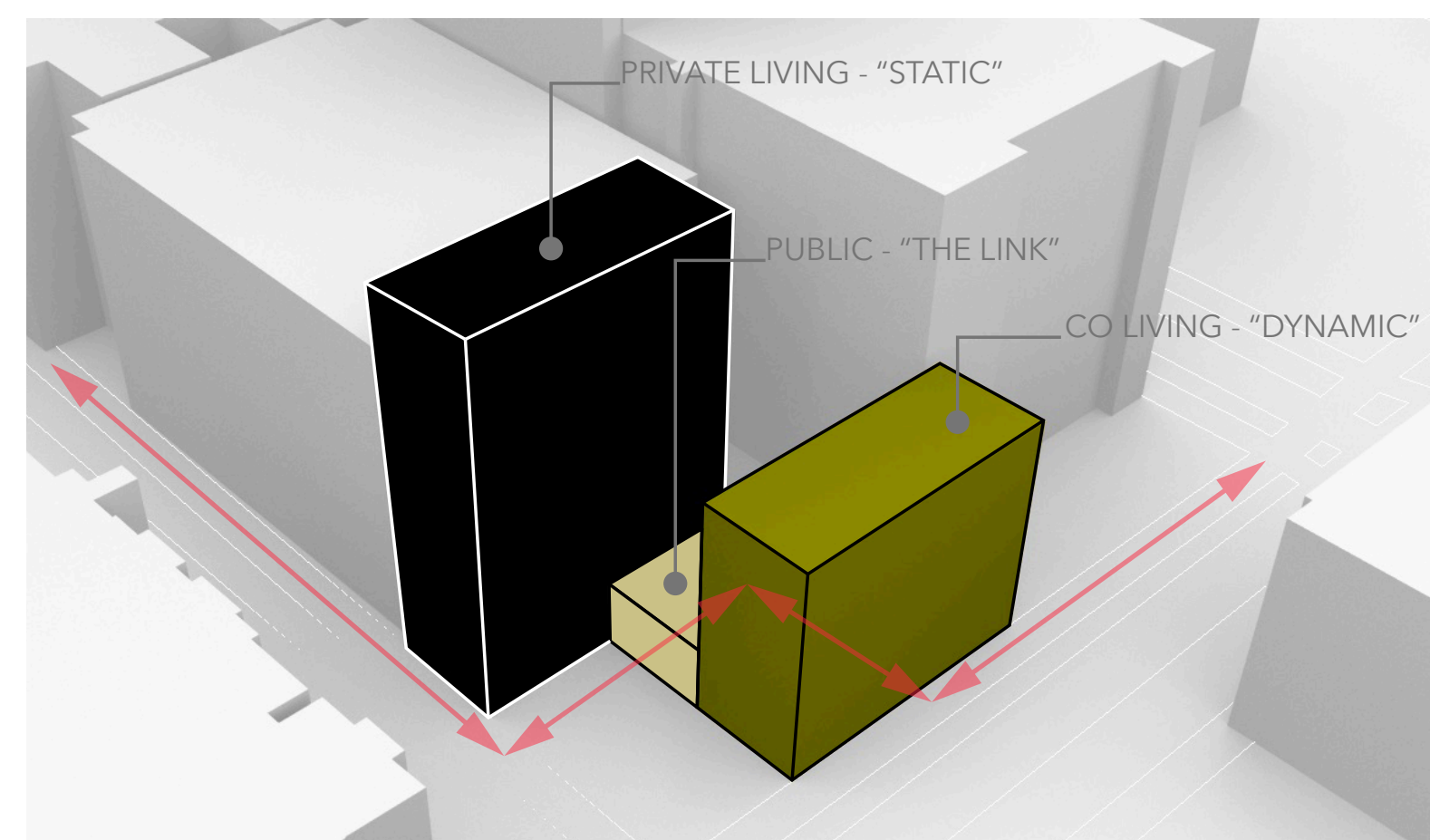
Context Zoning



Nearby Facilities

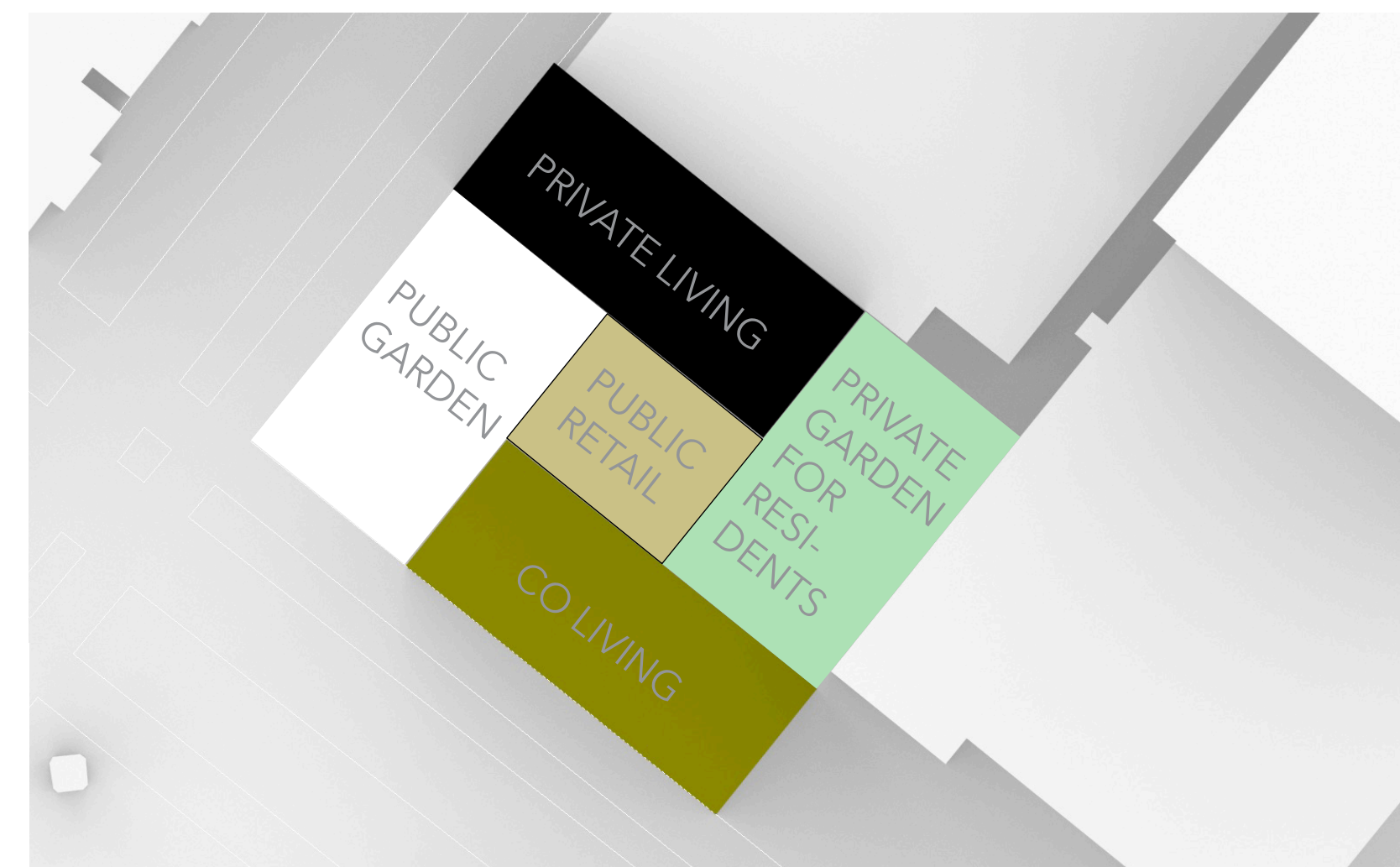
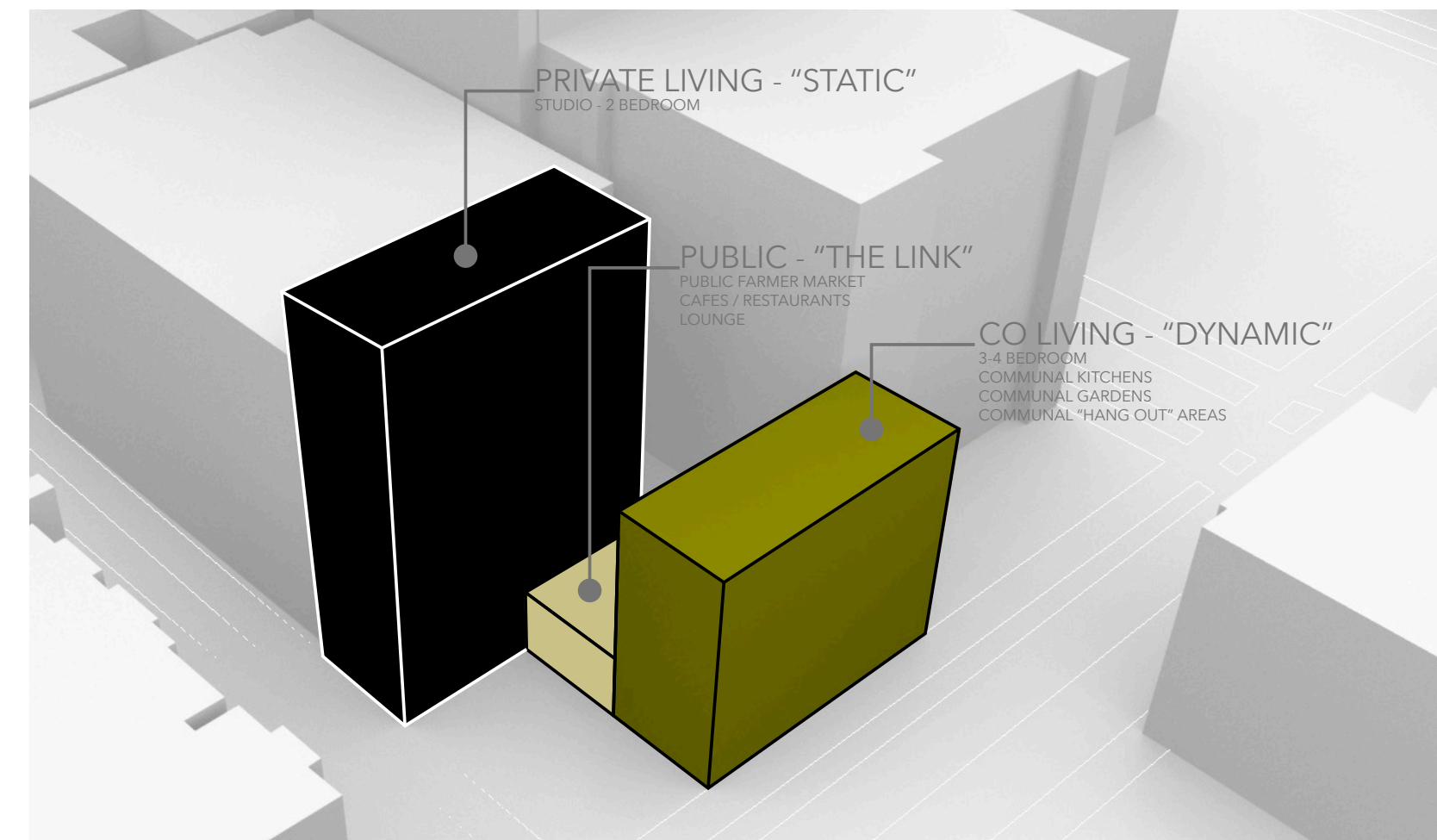


DESIGN CONCEPT

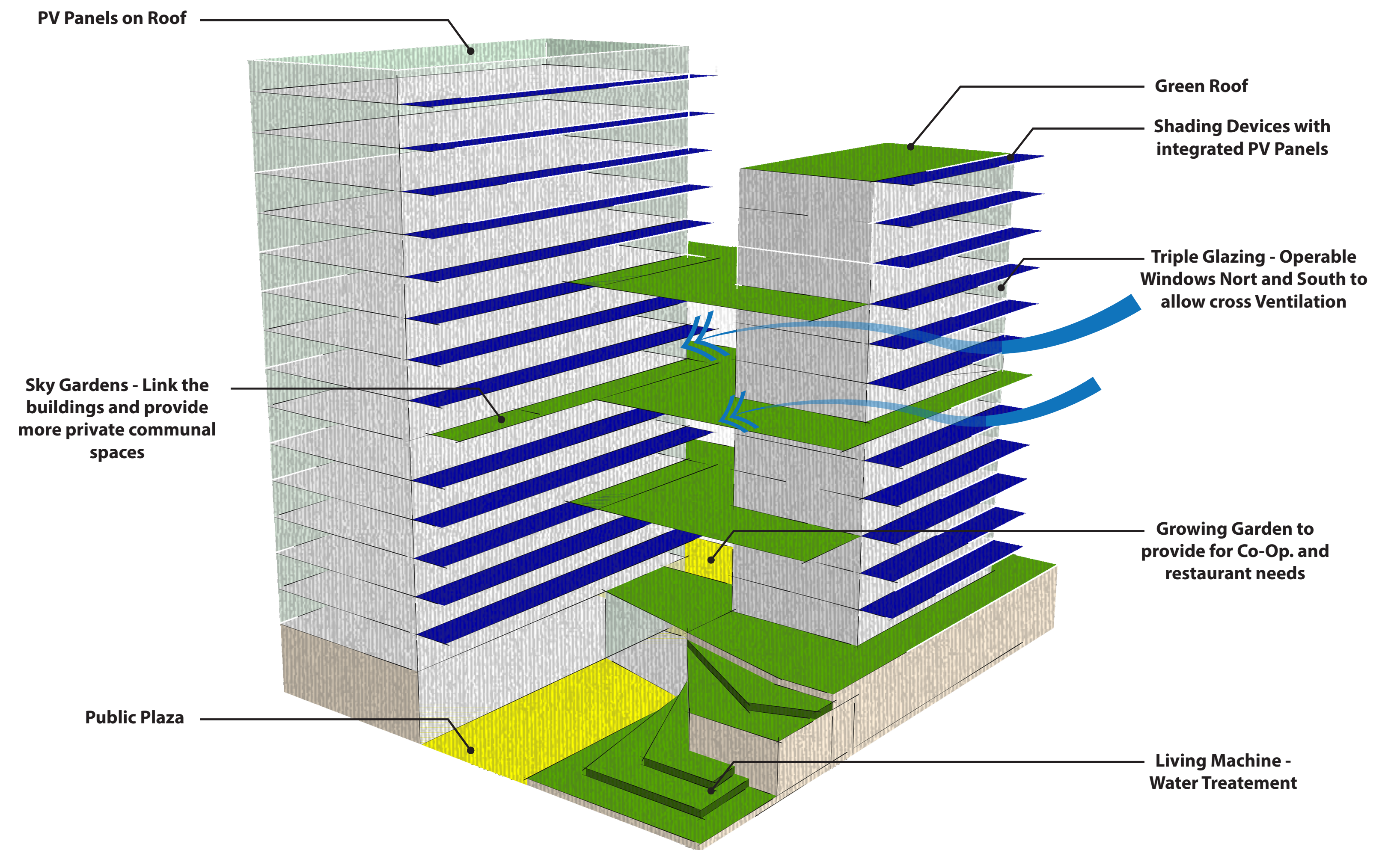


- PRIVATE LIVING - "STATIC"
- PUBLIC SPACES - "THE LINK"
- CO LIVING INDIVIDUAL UNITS
- CO LIVING COMMUNAL AREAS

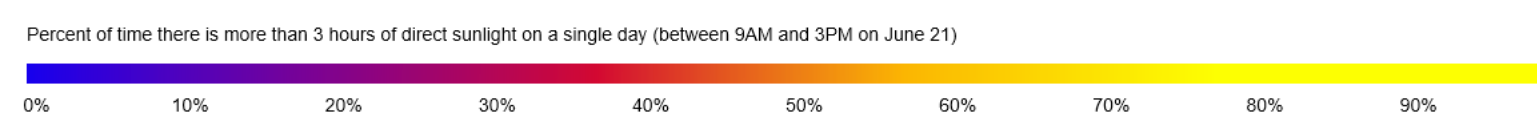
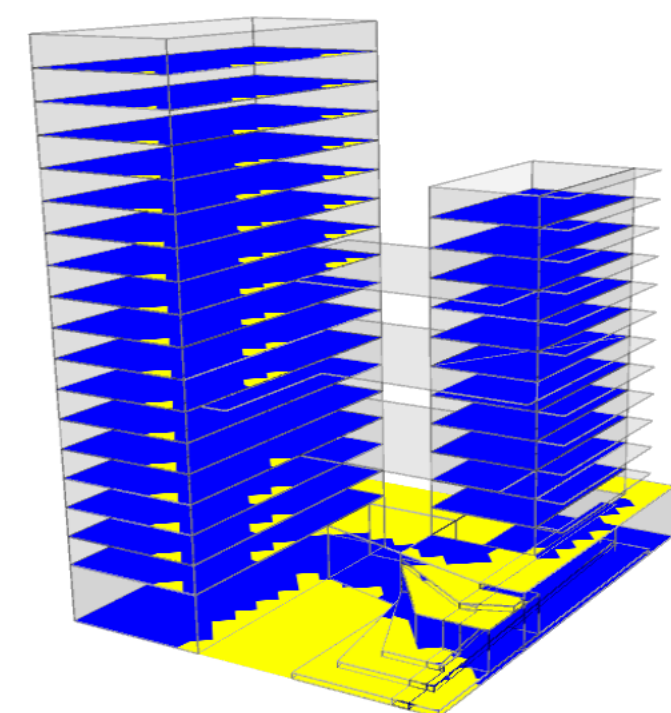
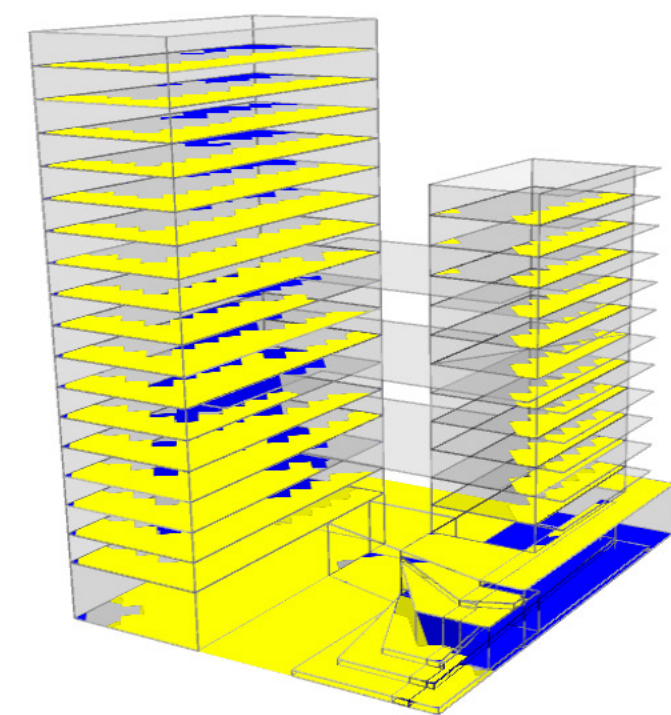
PROGRAM



MASSING MODEL

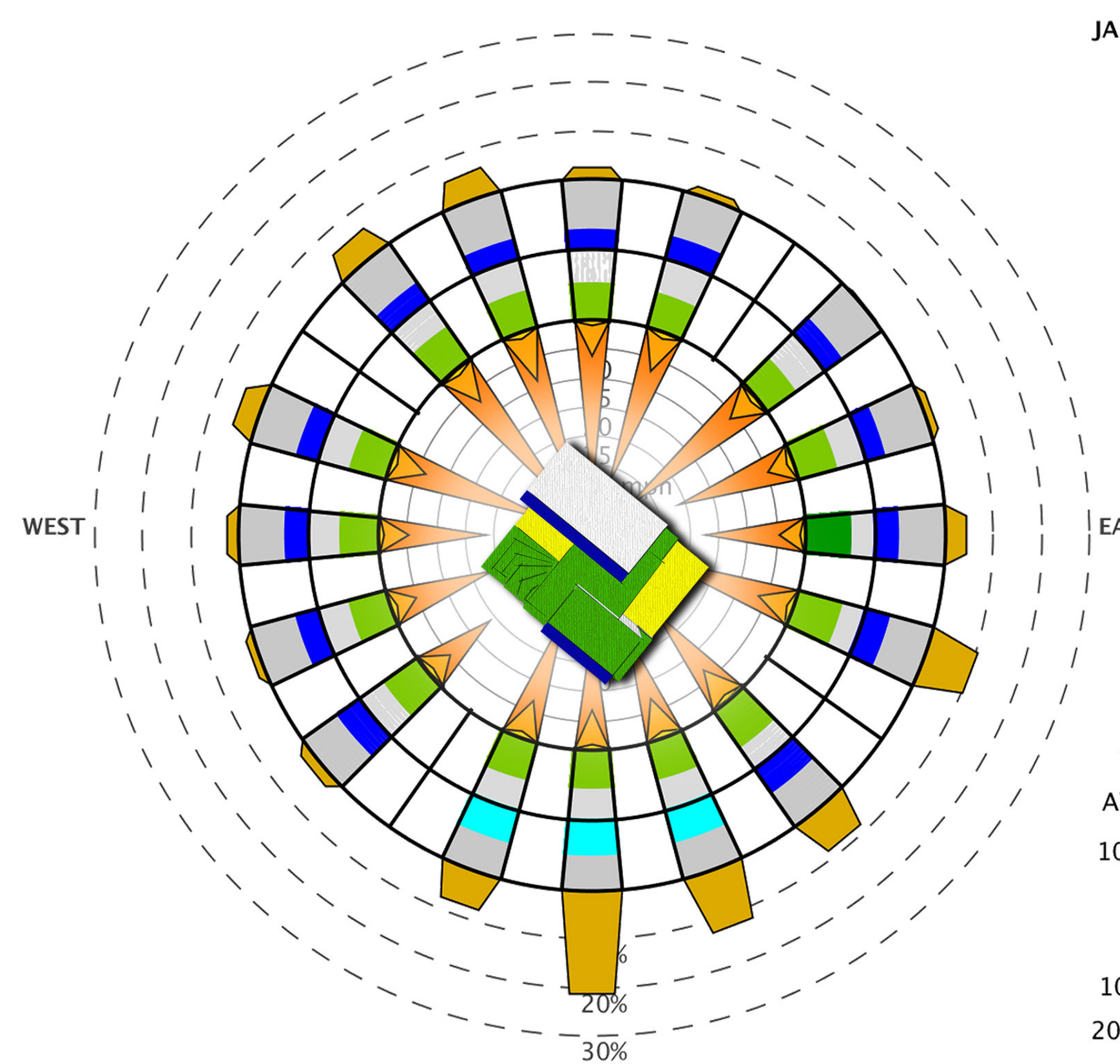


SEFAIRA ANALYSIS

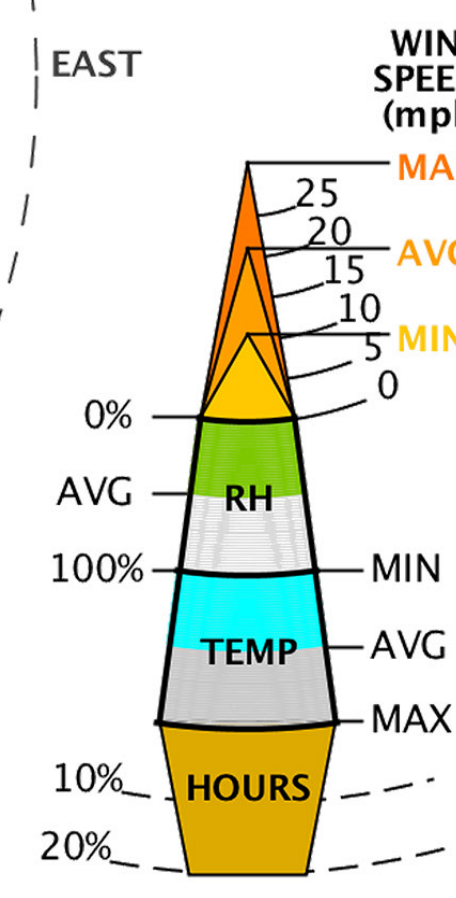


Current EUI: 53kBTU/sf/yr

SUSTAINABLE CONCEPT

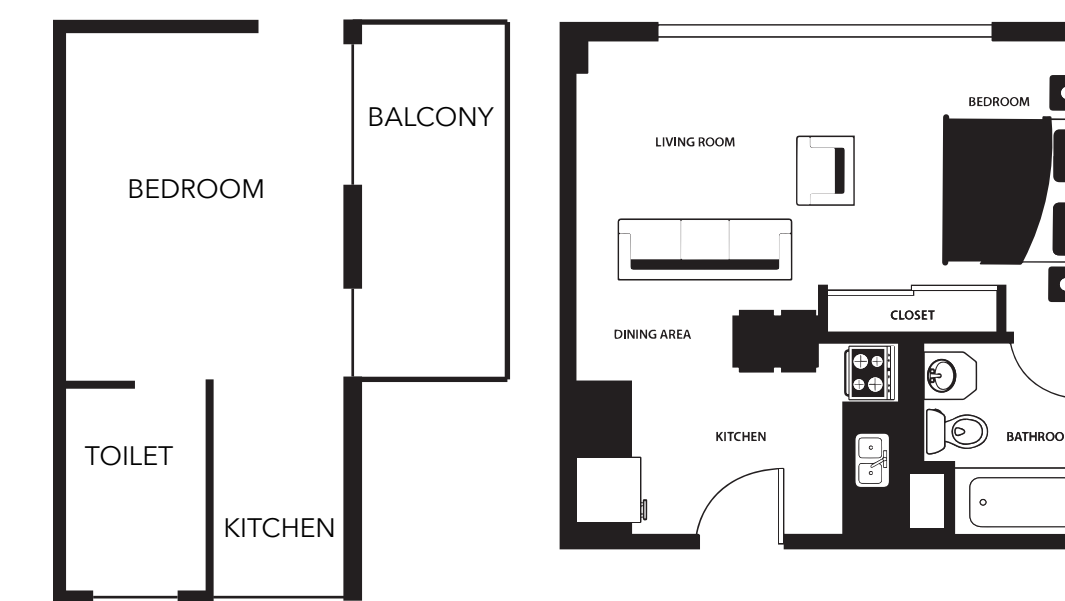


JANUARY - DECEMBER

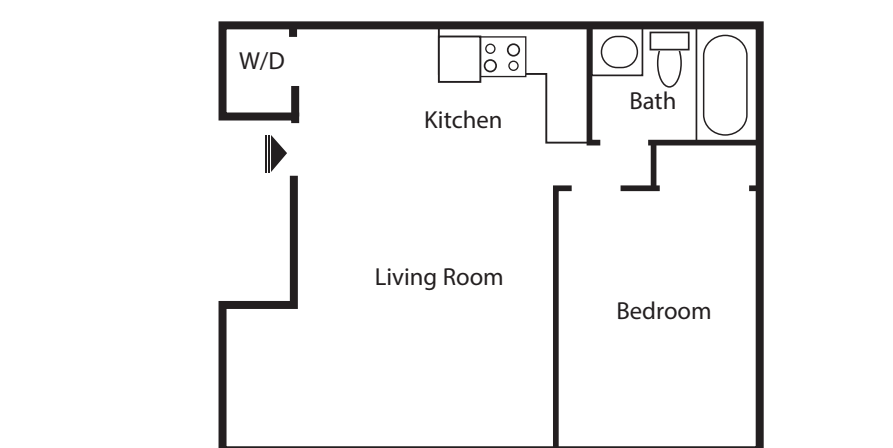
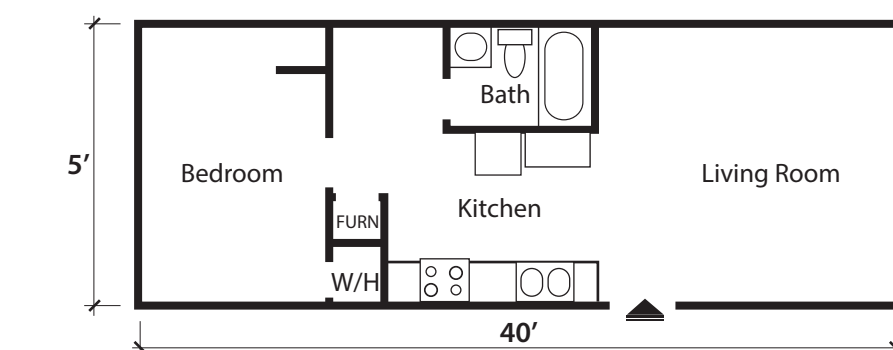


UNIT STUDIES

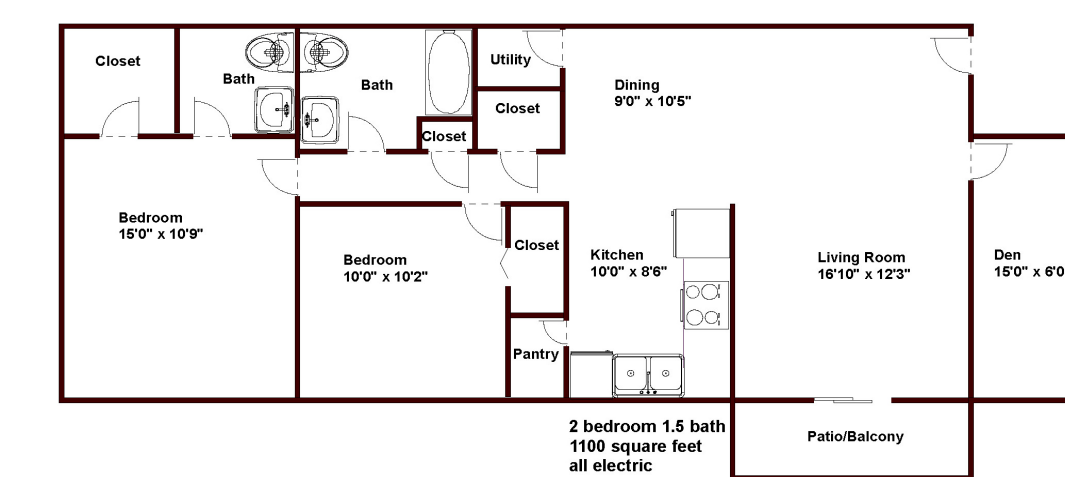
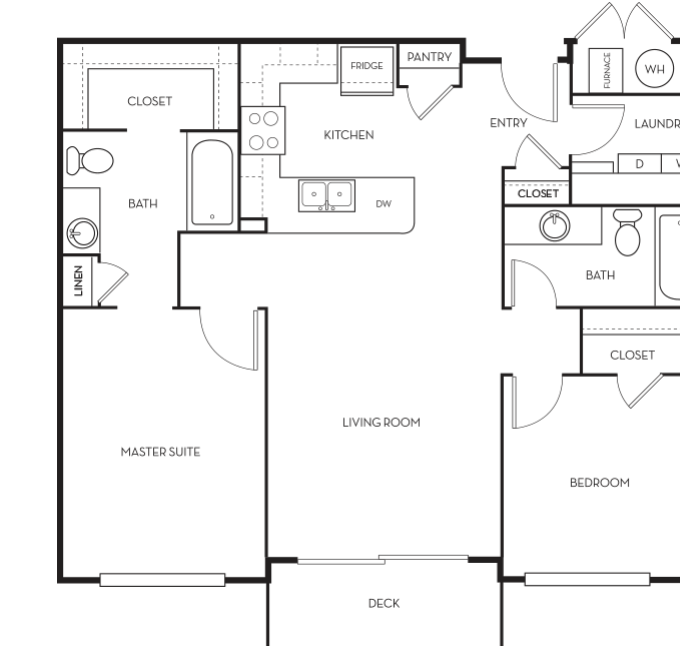
STUDIO UNITS - 400 S.F.



1 BEDROOM - 600 S.F.



1 BEDROOM - 1,000 S.F.



3 BEDROOM - 1,500 S.F.

