



## **PROJECT TEAM**

- **APPLICANT / DEVELOPER: PAN AM EQUITIES**
- **LAND USE CONSULTANT: EKA/THREE6IXTY**
  - DANA SAYLES / SARA HOUGHTON
- **ARCHITECT: RIOS CLEMENTI HALE STUDIOS**
  - MARK MOTONAGA / MICHAEL GREGG
- **TRAFFIC CONSULTANT: THE MOBILITY GROUP**
  - MICHAEL BATES



# OBJECTIVES

- TRANSFORM UNDERUTILIZED LIGHT INDUSTRIAL PARCEL INTO AN INTEGRATED SMART-GROWTH, MIXED-USE DEVELOPMENT.
- PROVIDE NEEDED HOUSING, INCLUDING AFFORDABLE HOUSING.
- PROMOTE FISCAL BENEFITS, ECONOMIC DEVELOPMENT AND JOB CREATION.
- CREATE AN ENVIRONMENTALLY SENSITIVE DEVELOPMENT.
  - CONNECT TO LA RIVER, NEIGHBORING PARK AND BIKE PATH
  - URBAN FARMING
  - PARK-COMPLIMENTARY USES AND COMMUNITY SPACES
- PROVIDE PARK-COMPLIMENTARY USES, SERVICES AND PUBLIC BENEFITS
  - FOOD OPTIONS TO SUPPORT PARK ACTIVITIES
  - COMMUNITY ROOM/STAGING AREA FOR PARK EVENTS/FUNCTIONS
  - OPEN/POROUS DESIGN TO PROMOTE ENGAGEMENT WITH PARK EDGES
  - POTENTIAL PARKING OPPORTUNITIES
- BE SUSTAINABLE AND ECO-CONSCIOUS IN DESIGN

# HISTORY







Google Earth

**YARD ACCESS**

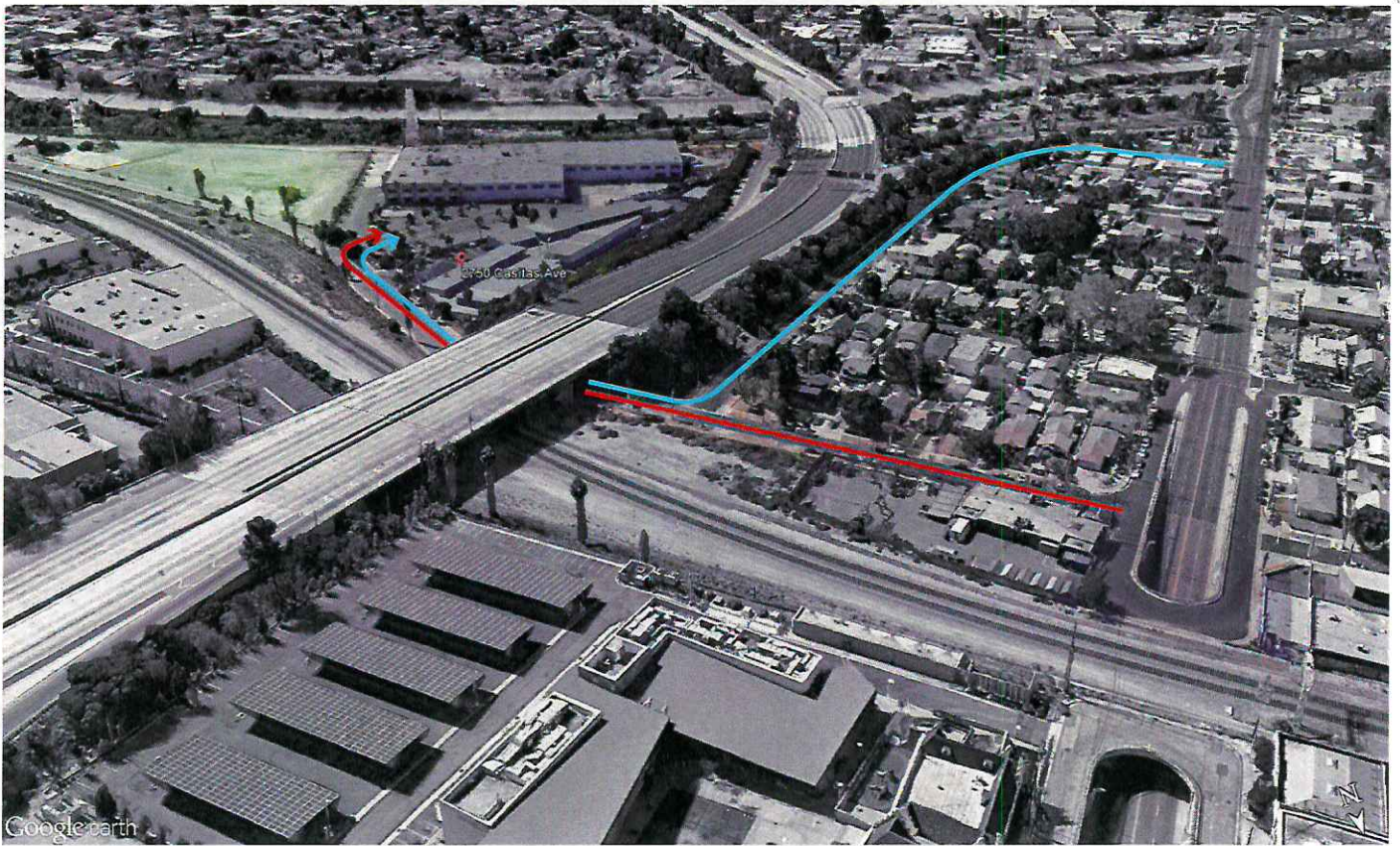
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**SITE BOUNDARIES**

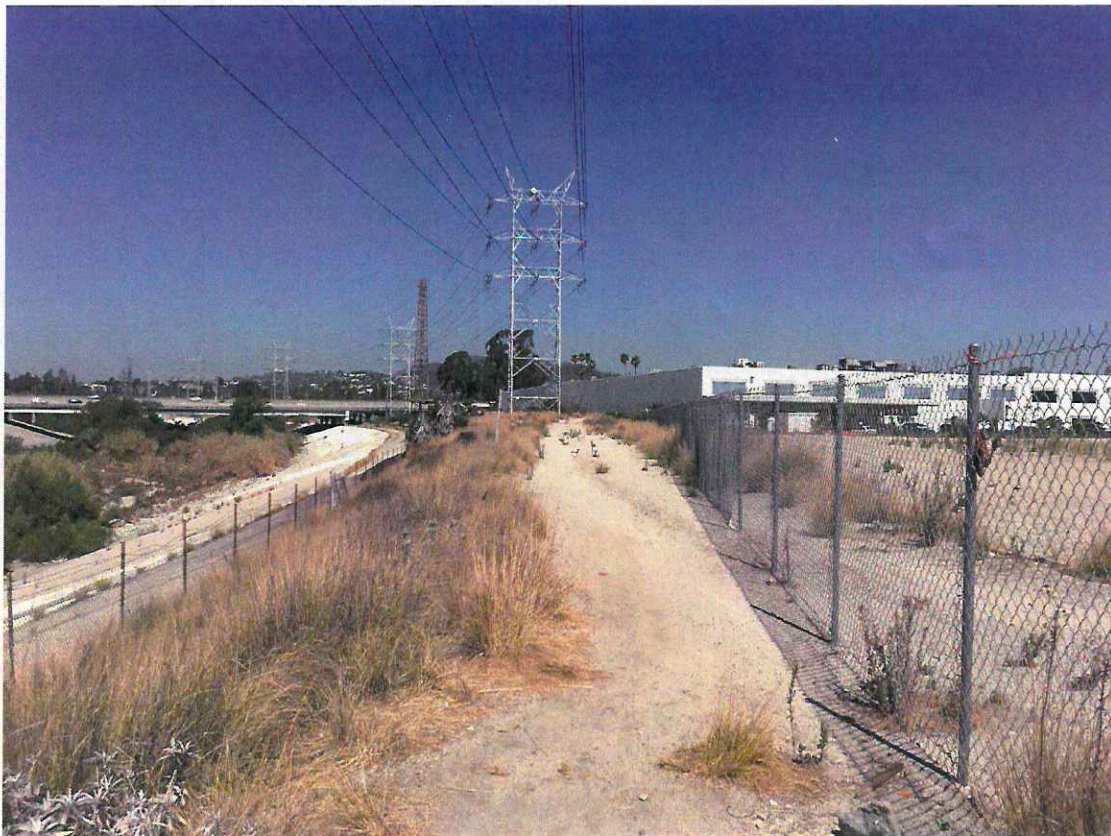
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**NORTH SITE ACCESS**

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**SITE PHOTOS: EXISTING CITY EASEMENT**

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**SITE PHOTOS: EXISTING PATH BY THE RIVER**  
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**SITE PHOTOS: EXISTING TRUCK DOCKS**  
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**SITE PHOTOS: EXISTING SITE ENCLOSURE**

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## ZONING INFORMATION

- **Zoning: [Q]PF-1-CDO-RIO**
  - 247,383 SF site area
- **Land Use: Heavy Manufacturing**
- **Jurisdiction**
  - Council District 1 (Cedillo)
  - Cypress Park and Glassell Park CDO
  - River Improvement Overlay District (RIO)
- **Existing Uses**
  - 117,000 SF industrial building and associated surface parking
  - Light manufacturing/warehouse/office uses





# PROJECT DESCRIPTION

- *Mixed-use, Affordable Housing Development*
- **487,872 SF; 2.025:1 FAR; 5 buildings in total**
- **413,712 SF of residential uses**
  - 419 Residential Units (119 studios, 220 one-bedroom, 80 two-bedroom)
    - 35 units set aside for Very Low-Income households (11% of project, 50% AMI)
    - 5 stories to 60 feet in height
- **64,000 SF of Commercial/Office/Production uses**
  - 19,000 SF office uses
  - 3,000 SF of restaurant uses
  - 42,000 SF rooftop urban farm (Gotham Greens)
- **720 on-site parking spaces provided (627 required)**
  - 548 residential and 172 commercial/other automobile parking spaces
  - 424 long-term and 45 short-term bicycle parking spaces
  - 7-story structure to 85 feet in height
- **58,176 SF Open Space (43,900 SF required)**
  - Courtyards, Spa/Pool, BBQs, Fire Pits, Outdoor Seating Areas
  - Communal Recreation Room
  - Upper Lounge Deck with seating area
  - Outdoor Restaurant Patios
  - On-site Bike Path



URBAN FARMING: GOTHAM GREENS

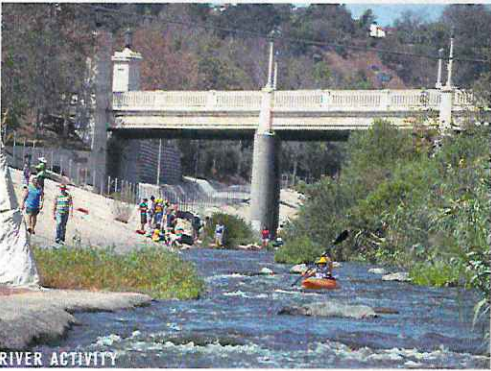


# ENTITLEMENT REQUESTS

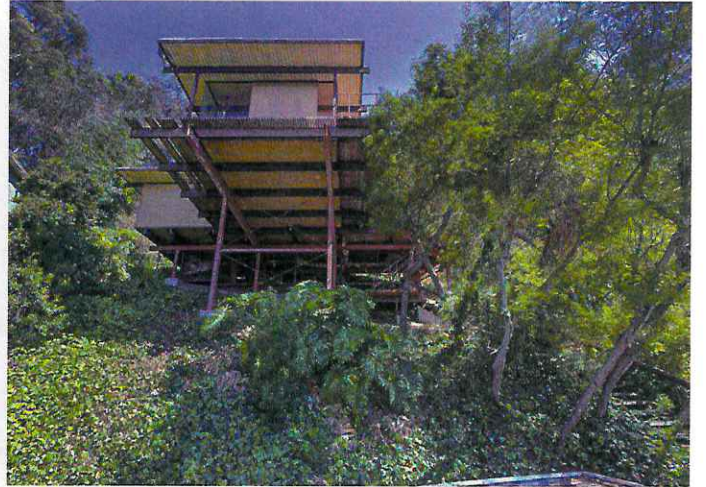
- **General Plan Amendment (GPA)**
  - *Heavy Manufacturing to Limited Industrial*
- **Vesting Zone Change (VZC)**
  - *[Q]PF-1-CDO-RIO to CM-1-CDO-RIO*
- **Conditional Use Permit for Alcohol (CUB)**
  - *Two on-site restaurants*
- **A 35% Density Bonus with on- and off-menu incentives**
  - *On-menu incentive for an increase in density from 310 units to 419 units*
  - *On-menu incentive for an increase in FAR*
  - *Off-menu incentive for a waiver to use lot area as buildable area*
- **Director's Determination (DIR)**
  - *Cypress Park and Glassell Park Community Design Overlay (CDO)*
- **Site Plan Review (SPR)**
- **Vesting Tentative Tract Map (VTTM)**





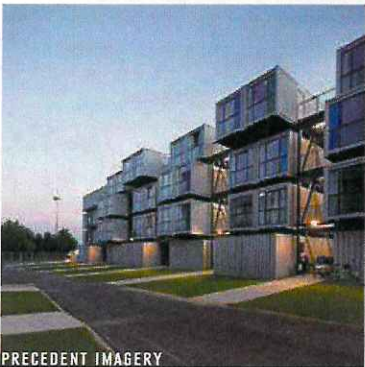


RIVER ACTIVITY  
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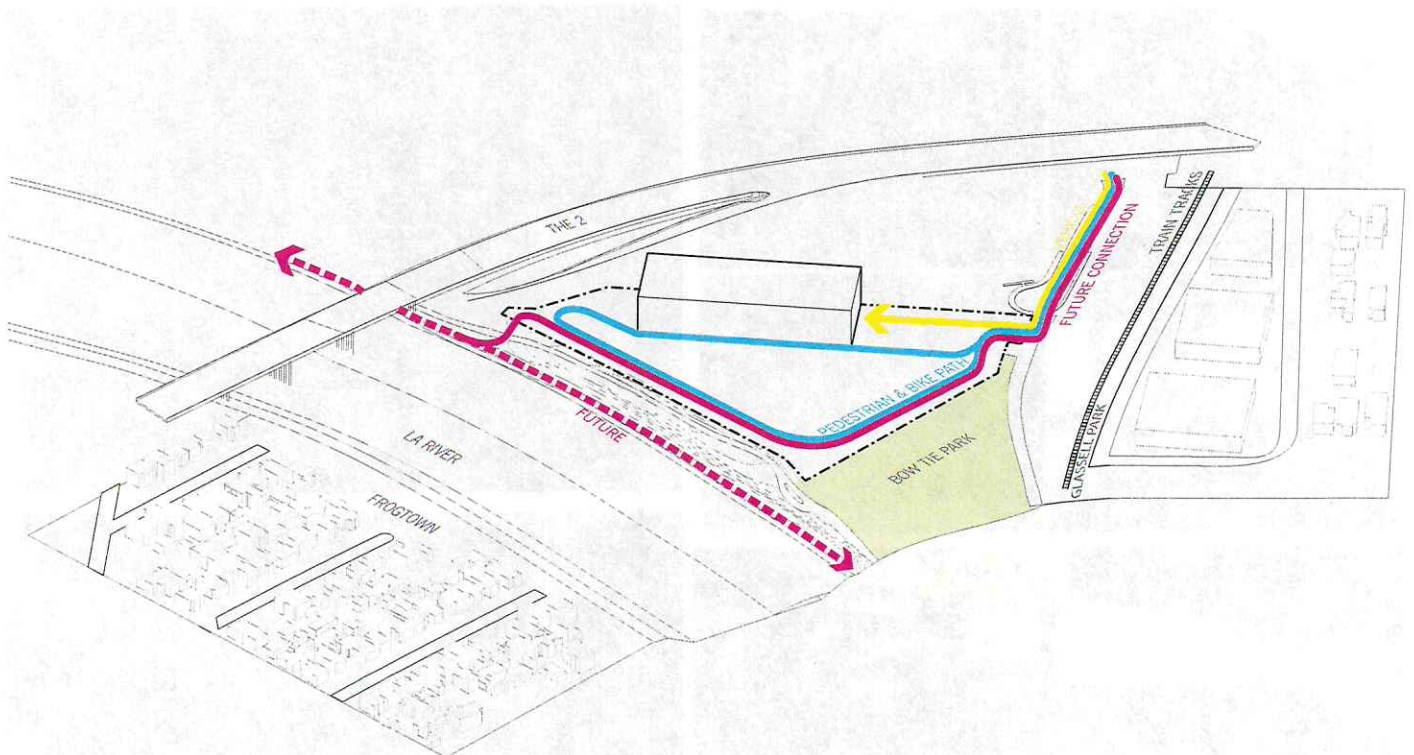
LOCAL VENACULAR  
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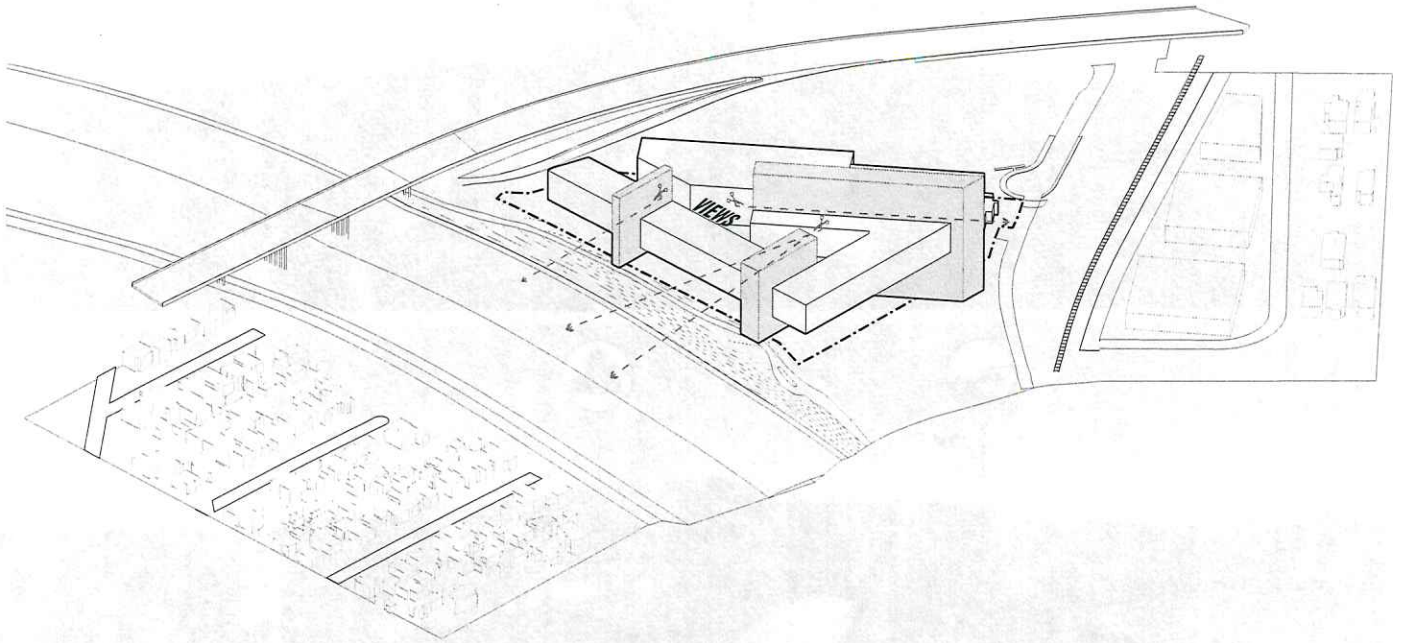


PRECEDENT IMAGERY

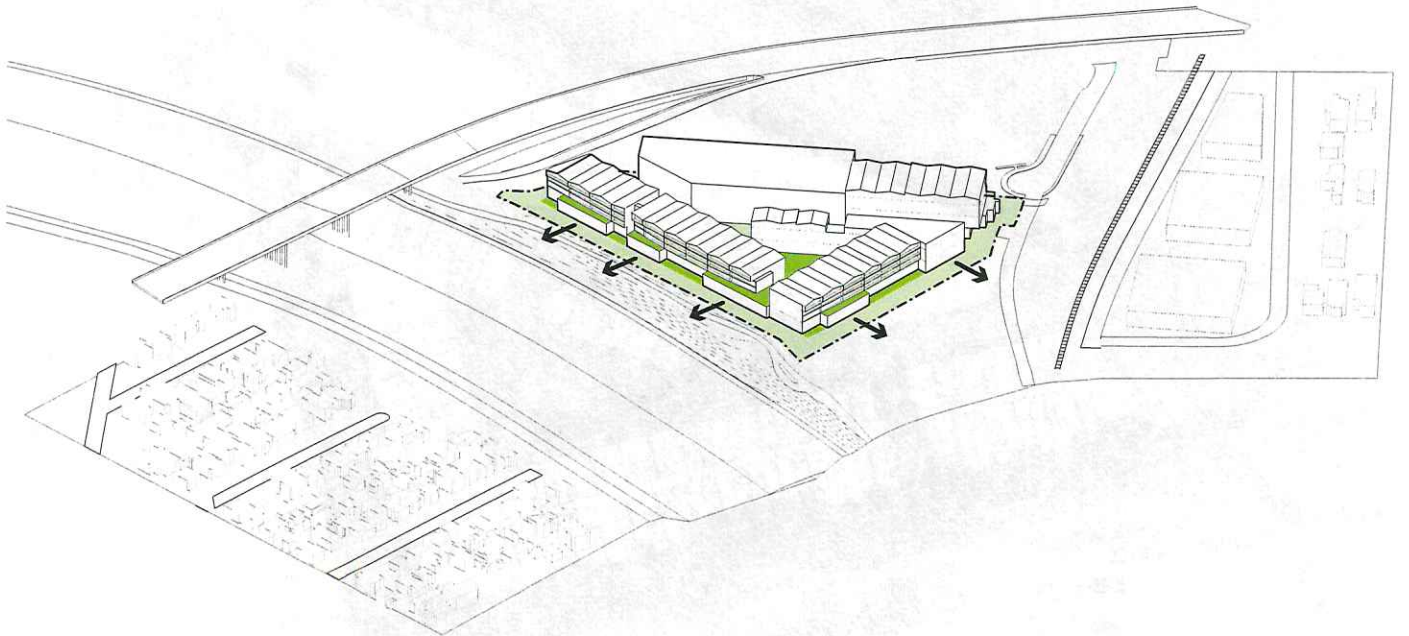
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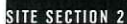


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**FRONT ENTRY VIEW - ORIGINAL**

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**VIEW FROM RIVER - ORIGINAL**

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**FRONT ENTRY VIEW - NEW**  
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**PARK ELEVATION - NEW**  
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**VIEW FROM RIVER - NEW**

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**INTERIOR COURTYARD - NEW**

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**RIVERSIDE PEDESTRIAN WALKWAY - NEW**  
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**VIEW OF THE RESTAURANT - NEW**  
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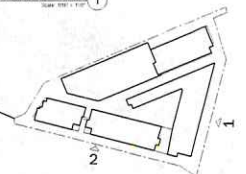


## VIEW OF THE BEER GARDEN - NEW

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KEY NOTES	
① PLATANUS RACEMOSA	② HEDGE AND SCREEN PLANTING
③ UMBELLULARIA CALIFORNICA	
④ BOUGHAMVILLEA AND PICEA PARVULA	
⑤ MIXED GRASS AND PERENNIALS	



## ELEVATIONS

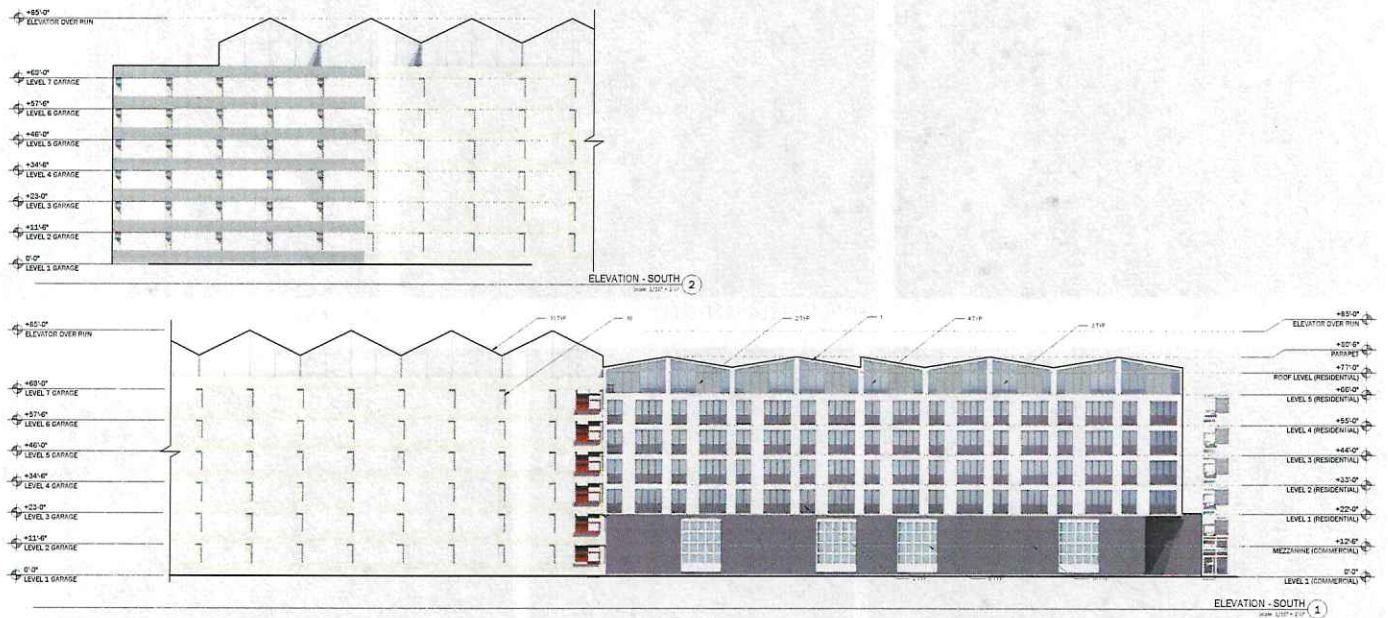
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## ELEVATIONS

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UMBELLULARIA CALIFORNICA



PLATANUS RADIATA



FRAXINUS VELUTINA



POPULUS BALSAMIFERA



MYRICA CALIFORNICA



SALIX EXIGUA



SARCOCOLLA CALIFORNICA

#### PLANTING PALETTE - TREES + STRUBS

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ERIOGONGUM FASCICULATUM



ERIOPHYLLUM CONFERTIFLORUM



SALVIA APIANA



SISYRINCHIUM BELLUM



LEYMUS CONDENSATUS



MUHLENBERGIA RIGENS

#### PLANTING PALETTE - GRASSES + PERENNIALS

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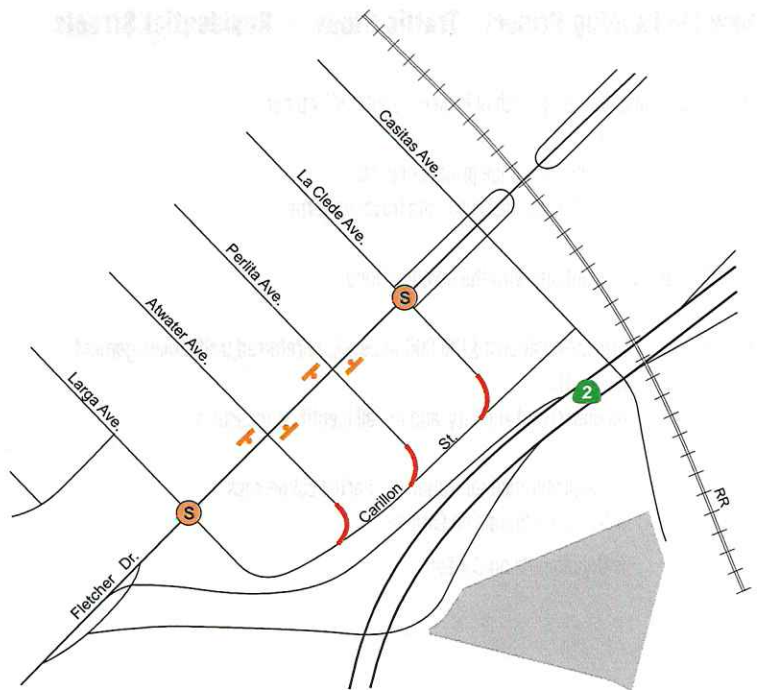
## Sustainability

- High-performance Building Envelope
- Recycled Building Materials
- Water-saving/Low-flow Plumbing Fixtures
- Low VOC Paints/Adhesives
- Energy-Star Appliances
- Drought-Tolerant Landscaping
- Cal-Green Compliant
- Solar Capabilities
- EV Charging – 10% vehicles
- Greywater System
- VMT Reduction with Urban Farming Component



### Bow Tie Landing Project - Traffic Study

- Completed per LADOT Procedures (May 2017)
- Approved by LADOT (August 2017)
- Analyzed 12 intersections
- Included 14 related projects – per LADOT & DCP
- Project trips less than allowed by existing zoning – zoning would be 20% to 35% higher trips and more trucks.
- Residential nature of project is a mitigating land use – less trips.





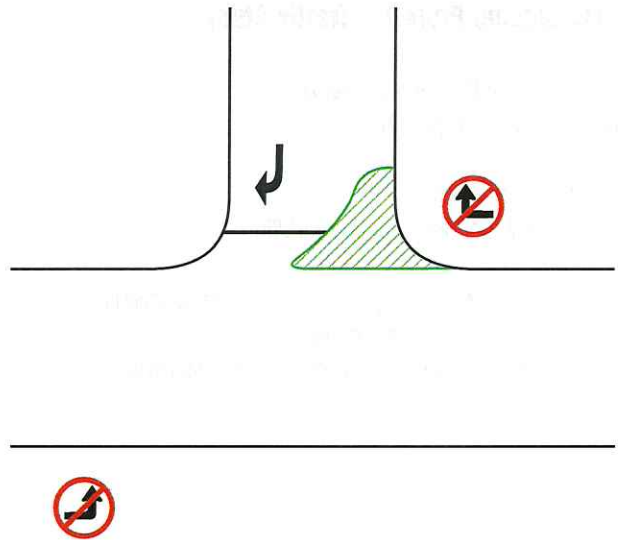
## Bow Tie Landing Project – Traffic Study

- Project Impacts at two Locations  
Riverside & Fletcher  
San Fernando & Fletcher
- Does not change level of service
- Mitigation
- Explored roadway improvements: - re-striping lanes  
- adding lanes  
- signal timing  
non feasible – per LADOT
- Trip reduction: - support to residents & tenants for rideshare  
- spaces for share cars  
- payment of \$100,000 to LADOT to support funding of  
areawide mobility improvements

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## Bow Tie Landing Project - Traffic Study - Residential Streets

- Looked at neighborhood north of Project, south of Fletcher.
- Goal: - minimize/reduce project impacts  
- not disrupt local residents travel patterns
- Looked at various options with the neighborhood
- Measure: Provide additional \$100,000 to develop preferred traffic management  
plan with  
neighborhood and City, and install identified measures.  
  
Initial preference for Option 3 – Partial cul-de-sacs.  
with speed humps on Carillon  
with bulb outs on Carillon







**VIEW FROM RIVER - NEW**

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