



# Current Projects

Presentation to the  
North of Montana Association  
June 7, 2012

# The Village



- 318 Residential Units
- 20,000 SF of Neighborhood-Serving Retail and Restaurants
- Includes completion of Olympic Drive, linking Main Street to Ocean Avenue
- Currently under construction



## 1318 2<sup>nd</sup> Street

- Mixed-Use Project
  - 56 Residential Units
  - Ground Floor Neighborhood-Serving Retail
  - Subterranean Parking
- Hearings scheduled for Fall, 2012

## 1415 3<sup>rd</sup> Street

- 10,000 SF New Commercial Building on Third Street Promenade
- Future home of Apple store



## 401 Broadway

- 5-Story Mixed-Use Project
- 56 Residential Units
- 2 Basement Levels
  - 1 level commercial space
  - 1 level residential amenities
- Final Approval by City Council in December, 2011
- DA Amendment to Add Subterranean Parking Currently Pending







## 1427 4<sup>th</sup> Street

Retail Office Building

Approved July, 2011

## 1318 4<sup>th</sup> Street (AMC Theater)

- 12-Screen Movie Theater
- 2100 SF of Retail Tenant Space
- 1800 SF of Restaurant/Lounge Space open to the public
- EIR Currently Underway
- Hearings scheduled for Winter, 2012





**501 Colorado**

- 136-room Courtyard Marriott
- 136-room Hampton Inn & Suites
- Council Float-up Approved – April, 2012
- EIR Currently Underway
- Final Hearings – Spring/Summer 2013

## 5<sup>th</sup> and Colorado Hotels



**1554 5<sup>th</sup> Street**





## 525 Broadway

- Mixed-Use Project
  - 122 Residential Units
  - Ground-floor Retail
  - Subterranean Parking
  - Approved - April, 2011



## 519 Santa Monica

- 40 Residential Units
- 8500 SF Retail
- Subterranean Parking
- Currently Under Construction

## 7<sup>th</sup> & Arizona

- Mixed-use
- 106 residential units
- 9000 SF Neighborhood-Serving Retail
- Final Approval by City Council in 2011



# 710 Wilshire

- 265-room Hotel Project
- 19,000 SF Retail
- Preservation of existing landmark Santa Monica Professionals Building – Built in 1928
- Final Approval by City Council – March, 2012



7th street at wilshire boulevard



## 1447 Lincoln/829 Broadway

- 5-story mixed-use buildings
- 196 Residential Units
- 12,000 SF of Neighborhood-Serving Retail
- Currently Under Construction





1650 - 1660 Lincoln Blvd, Santa Monica, CA

DE Architects AIA

## 1650/1660 Lincoln

- 6-story mixed-use development
- 180 Residential Units
- 3000 SF of Neighborhood-Serving Retail
- 2 levels subterranean parking
- Hearings Scheduled for Summer/Fall, 2012

# Miramar Revitalization Plan

- Corner of Ocean and Wilshire
- Includes retention and rehabilitation of existing Palisades Building and preservation of the landmark Moreton Bay Fig Tree.
- 265 hotel rooms
- 120 condo units
- Council Float-Up Approved April, 2012
- EIR Currently Underway
- Final Hearings – Spring/Summer 2013



# 301 Ocean Avenue

- Residential Project
- 20 Units
- Approved 2011





# 2300 Wilshire

- 3-Story Mixed-Use Project
- 30 Residential Condominiums
- 22,300 SF of ground-floor retail and 2,700 SF of restaurant
- Approved by Planning Commission – Spring, 2012



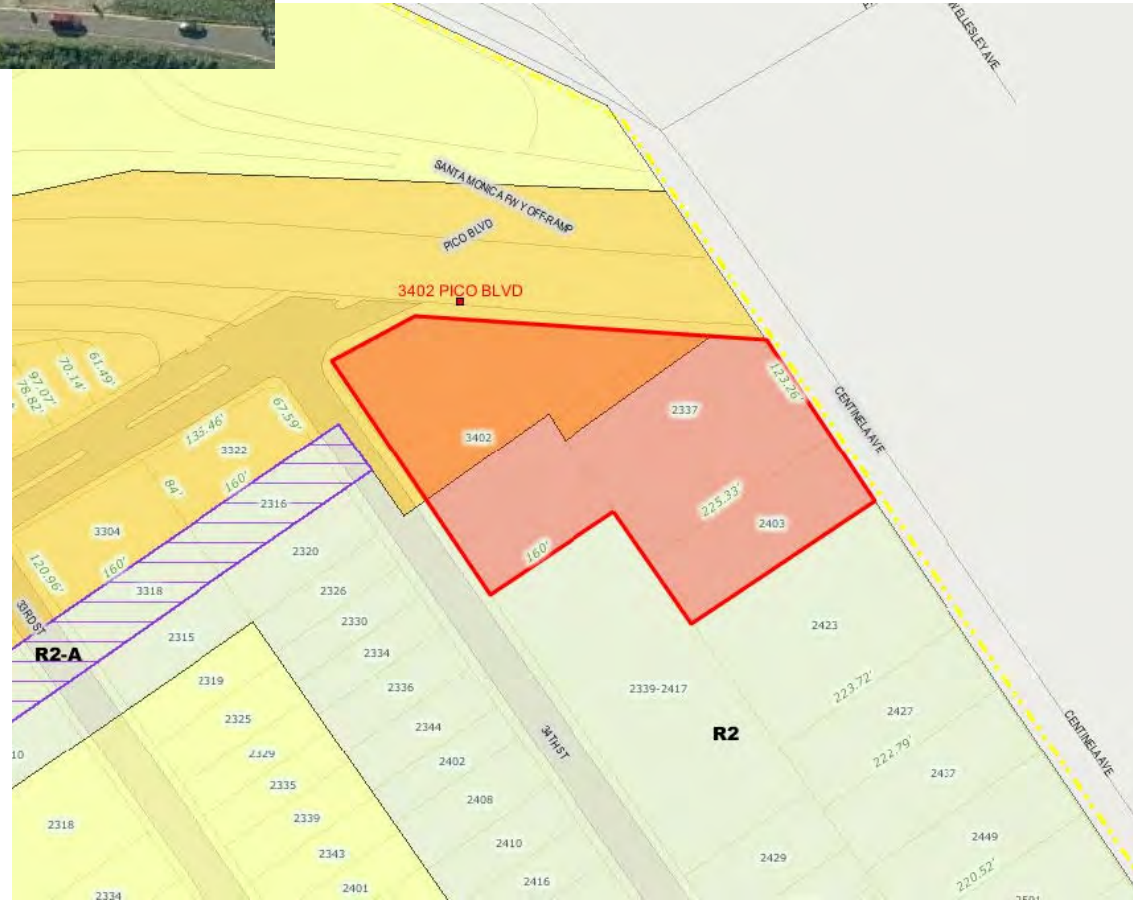


## 1802 Santa Monica

- Mixed-Use Project
  - 26 Residential Units
  - 15,100 SF of Ground-Floor Commercial
- Development Agreement Pending
- Hearings scheduled for early 2013



## 3402 Pico



- 300 Residential Units
- Approximately 5000 SF of commercial space
- Community Meeting held in January, 2012
- Planning Commission Float-up scheduled for July, 2012



# Colorado Studios

- 192,000 SF studio/entertainment production facility
- 9000 SF ground floor retail
- 3 levels subterranean parking (640 spaces)
- Final Approval by City Council in 2011





# Roberts Center

- 300,000 SF Mixed-Use Project
  - 170 Residential Units
  - Creative Arts
  - 12,000 SF Neighborhood-Serving Commercial Space
  - EIR Currently Underway
  - Hearings Planned for Early 2013



# Village Trailer Park

- 396,000 Mixed-Use Project
  - 486 Residential Units
  - 120,000 SF of Creative Arts space
  - 18,000 SF of Neighborhood-Serving Retail
- Planning Commission Hearings 5/23/12, 5/30/12 and 6/20/12
- City Council – July 24, 2012



VIEW OF BUILDING A



CUNNINGHAM  
GROUP

EAST  
VILLAGE

Village  
Trailer Park,  
L.L.C.



BUILDING A  
PERSPECTIVE

1001 1001

A100

© 2012 Cunningham Group



# 1681 26<sup>th</sup> Street (former Papermate Site)



CREATIVE ARTS BALCONY VIEW OF THE PLAZA AT NIGHT

Hines

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28th Floor  
Los Angeles, CA 90071  
Tel: 213.629.5200  
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Gensler

330 S. Figueroa Street  
Los Angeles, CA 90071  
Tel: 213.327.9000  
Fax: 213.327.3661

Icon Dan & Lisa DeCristoforo

Icon Dan

Icon Signature

Project Name  
Bayview Transit Plaza Center

Project Number  
BD 00.21

Drawn by  
MDS/01/09

BD 00.21

© 2012 Gensler

- 760,000 SF Mixed-Use Project
  - Residential
  - Neighborhood Commercial
  - Creative Arts
- Project includes public open space and introductions of roads to break up large industrial-scale block
- Completion of EIR and Development Agreement negotiations currently underway
- Planning Commission and City Council Hearings scheduled for late 2012/early 2013



## **Agensys - 1800 Stewart Street**

- Cancer research center approved by City Council in September, 2010
- Currently Under Construction





**NMS: This 6-story 131 unit apartment and retail complex at 9901 Washington Blvd. in Culver City**  
(rendering of the completed project courtesy LA Times)  
(Slide prepared by SMCLC)

## **100S OF UNITS OF NMS 6-8 STORY APTS PROPOSED IN SANTA MONICA NOT IN CITY SLIDE SHOW**

DENNY'S SITE ON LINCOLN; (JUST BOUGHT)

PERFORMANCE BIKE SITE ON 5<sup>TH</sup> STREET (JUST BOUGHT)

TWO NEW SITES CITY SWAPPED WITH NMS ON 5<sup>TH</sup> STREET  
(1338-42 AND 1321)

1415 and 1425 5<sup>th</sup> Street (2 - 8 story bldgs - 200 units total)

FRITO MISTO SITE ON 6<sup>TH</sup> STREET (JUST BOUGHT)

1437-1443 LINCOLN – 100 UNITS

(9/4 SMDP: SMRR (P HOFFMAN) ESTIMATES **4,000** NEW APTS IN  
PLANNING STAGES; MAINLY SMALL UNITS – 375-425  
SF/\$1,700 MO.

**POLICY Q: SHOULD ONE DEVELOPER DOMINATE FUTURE APT  
STOCK– FOR SHORT-TERM PEOPLE WITHOUT A STAKE IN OUR  
COMMUNITY? THIS IS NOT WORK-FORCE HOUSING.**



# FOLLOW THE MONEY: Who Is Behind the "Save Our City - NO on T" Campaign

Source: City Clerk Campaign Disclosure Filings.

Contributions received through Oct. 23, 2008

[www.smgov.net/cityclerk/](http://www.smgov.net/cityclerk/)

|                            |                   |
|----------------------------|-------------------|
| <b>Total Contributions</b> | <b>\$ 730,350</b> |
| <b>Developer-Related</b>   | <b>\$ 715,887</b> |
| <b>Developer-Related</b>   | <b>98%</b>        |

| Name                                    | Business            | Amount        | Out of Town    | Notes   |
|---|---------------------|---------------|----------------|---|
| Equity Office Properties                | Developer           | \$ 140,222.00 | Chicago, IL    | Own office park on Ocean Park in Sunset Park                    |
| Belle Vue Plaza                         | Developer           | \$ 100,500.00 | Unknown        | Owens lot in 100 block of SM Blvd                               |
| Hines 26th Street, LLC                  | Developer           | \$ 99,000.00  | Houston, Texas | Plans to build 300,000 sq/ft offices at ex-Papermate site       |
| Ocean Avenue Partners, LLC              | Developer           | \$ 54,000.00  | San Francisco  | Owens property on Ocean Avenue                                  |
| Fairmont Miramar Hotel                  | Developer           | \$ 49,900.00  | New York, NY   | Want to build new tower at Wilshire / Ocean Ave                 |
| Felcor Lodging Trust, Inc               | Developer           | \$ 45,000.00  | Irving, TX     | Owens Holiday Inn near Ocean Ave                                |
| Stockbridge Real Estate Fund III-A, LP  | Developer           | \$ 45,000.00  | San Francisco  | Proposed hotel on Ocean Ave                                     |
| Macerich                                | Developer           | \$ 30,000.00  | Santa Monica   | Owens SM Place / Plans major mall at Berkeley / Wilshire        |
| Harding, Larmore, Mullen, LLP           | Developer Attorneys | \$ 24,000.00  | Santa Monica   | Represents major Santa Monica developers                        |
| Village Trailer Park, LLC               | Developer           | \$ 22,500.00  | Unknown        | Want to demo rent controlled housing                            |
| Roberts Business Park, SM, LLC          | Developer           | \$ 20,000.00  | Los Angeles    | Owens site of major proposed office building on Stewart St.     |
| Maxeer & Co, LTD Partnership            | Developer           | \$ 12,500.00  | Unknown        | Want to open hotel at 7th and Wilshire                          |
| John Hornburg                           | Developer           | \$ 11,500.00  | Los Angeles    |   |
| Edward Thomas Management Co             | Developer           | \$ 10,000.00  | Beverly Hills  | Owens Casa del Mar and Shutters Hotels                          |
| Lexus Santa Monica                      | Auto dealership     | \$ 10,000.00  |                | Owens several auto dealerships in Santa Monica                  |
| Sixteenth Street Medical Center, LLC    | Developer           | \$ 10,000.00  | Los Angeles    | Proposed office building at Wilshire and 16th Street            |
| Sisters of Charity Leavenworth Health S | Developers          | \$ 10,000.00  | Lenexa, Kansas | Medical office buildings in addition to expanding hospital      |
| Trammell Crow Company                   | Developer           | \$ 6,150.00   | Dallas, TX     | Part of project to demo 47 rent controlled units on San Vicente |
| Gensler                                 | Architect           | \$ 5,000.00   | New York, NY   | Working on several upcoming development projects                |
| HKS, Inc.                               | Architects          | \$ 2,500.00   | Dallas, Texas  | Works for developer Edward Thomas                               |