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WHO ARE WE

BUILDING

FOR?

WHO ARE WE

what

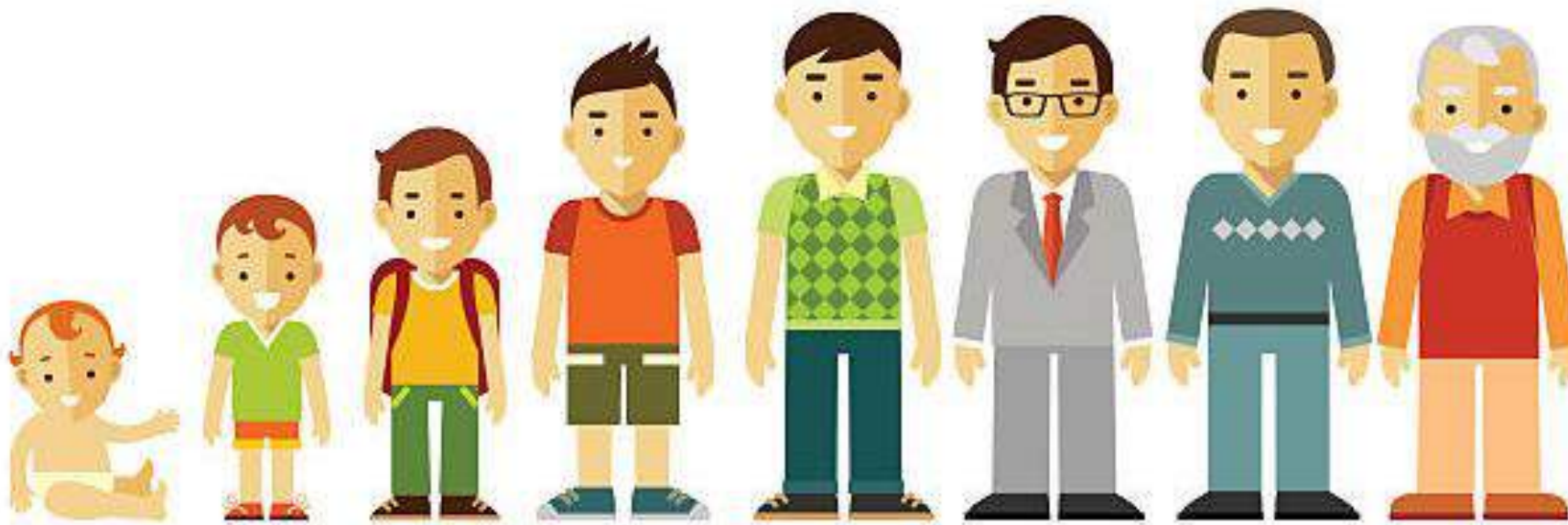
should

BUILDING

FOR?



WHO
ARE
WE
BUIL
DING
FOR?



WHO
ARE
WE
BUIL
DING
FOR?

WHY ARE WE

BUILDING

THIS WAY?



WHY ARE WE BUILDING THIS WAY?





**WHY CAN'T
WE AFFORD
THIS STUFF?**



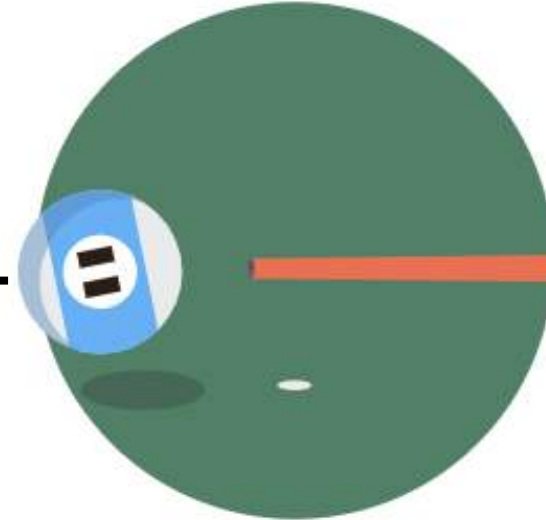
Regulations



Community Perception



Density Bonus



Mandatory Inclusionary

**SHOULD WE STOP TALKING
ABOUT BUILDING
AFFORDABLE HOUSING AND
START TALKING ABOUT
HOW TO BUILD HOUSING
THAT IS AFFORDABLE?**

**BUILDING HOUSING FOR CARS
(FORM FOLLOWS PARKING)**

ZONING FOR LARGE SCALE

**ENTITLEMENTS (THE
UNKNOWN FACTOR)**



Perception of Traffic



Perception of Water Use









LEGEND

- Project Site
- Shopping Center
- Fairgrounds
- City Hall
- Freeway Traffic
- Major Vehicular Traffic
- Bus Route 16
- Bus Route 6
- Amtrak Route
- Bike Route
- Bus Stop
- Amtrak Stop
- Access to Olive Street



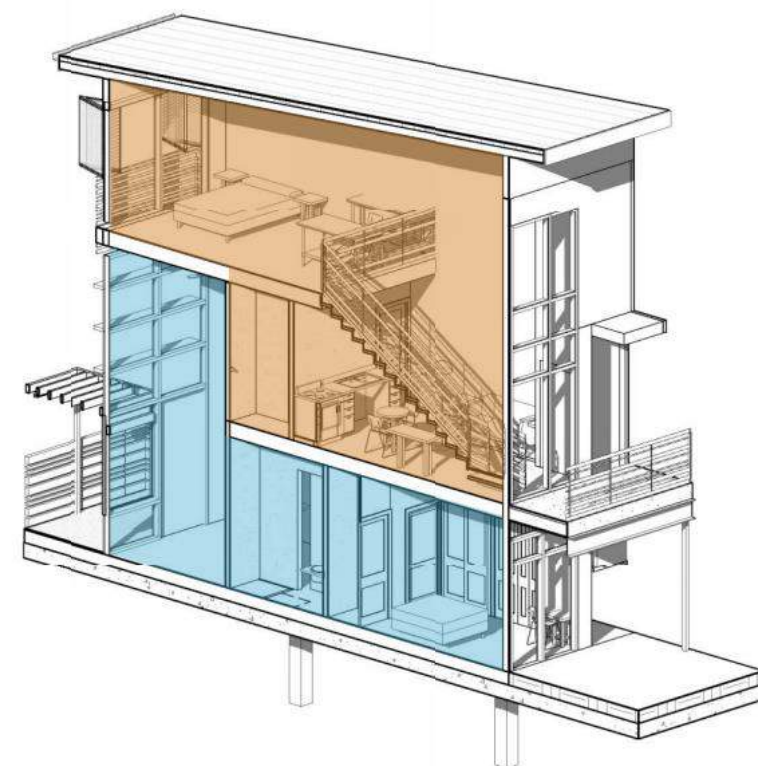


EXISTING BUILDING HEIGHTS



5 10 15 20 25 30 FT

LEVEL 1 FLOOR PLAN



LOFT UNIT AXO







**WHO ARE WE
BUILDING
FOR?**



- Housing Prices are outpacing wages
- YIMBY-ism Yes in my back yard
- Stop building affordable housing. Start building housing that is affordable
- Small Development



- | | | | |
|--|--|---|--|
| 1 Light sand finish stucco, white | 4 Metal seam roofing, zinc | 7 Board formed concrete, natural finish | 10 Railing w/ charred wood, brushed black finish |
| 2 Wood trellis, brown stain | 5 Dark sand finish stucco, Black Bean | 8 Recessed aluminum window, dark bronze | 11 Charred wood siding, brushed black finish |
| 3 Aluminum perforated screen, powdercoated | 6 Aluminum perforated screen, powdercoated | 9 Recessed aluminum sliding door, dark bronze | 12 Fiber Cement panels, white |

EAST ELEVATION



- | | | |
|---|---|--|
| 1 Light sand finish stucco, <i>white</i> | 5 Aluminum fin, <i>dark bronze</i> | 9 Recessed aluminum sliding door, <i>dark bronze</i> |
| 2 Wood trellis, <i>brown stain</i> | 6 Aluminum perforated screen, <i>powdercoated</i> | 10 Steel panel railing, <i>powdercoated</i> |
| 3 Aluminum perforated screen, <i>powdercoated</i> | 7 Board formed concrete, <i>natural finish</i> | 11 Charred wood siding, <i>brushed black finish</i> |
| 4 Metal seam roofing, <i>zinc</i> | 8 Recessed aluminum window, <i>dark bronze</i> | 12 Fiber cement panels, <i>white</i> |

SOUTH ELEVATION



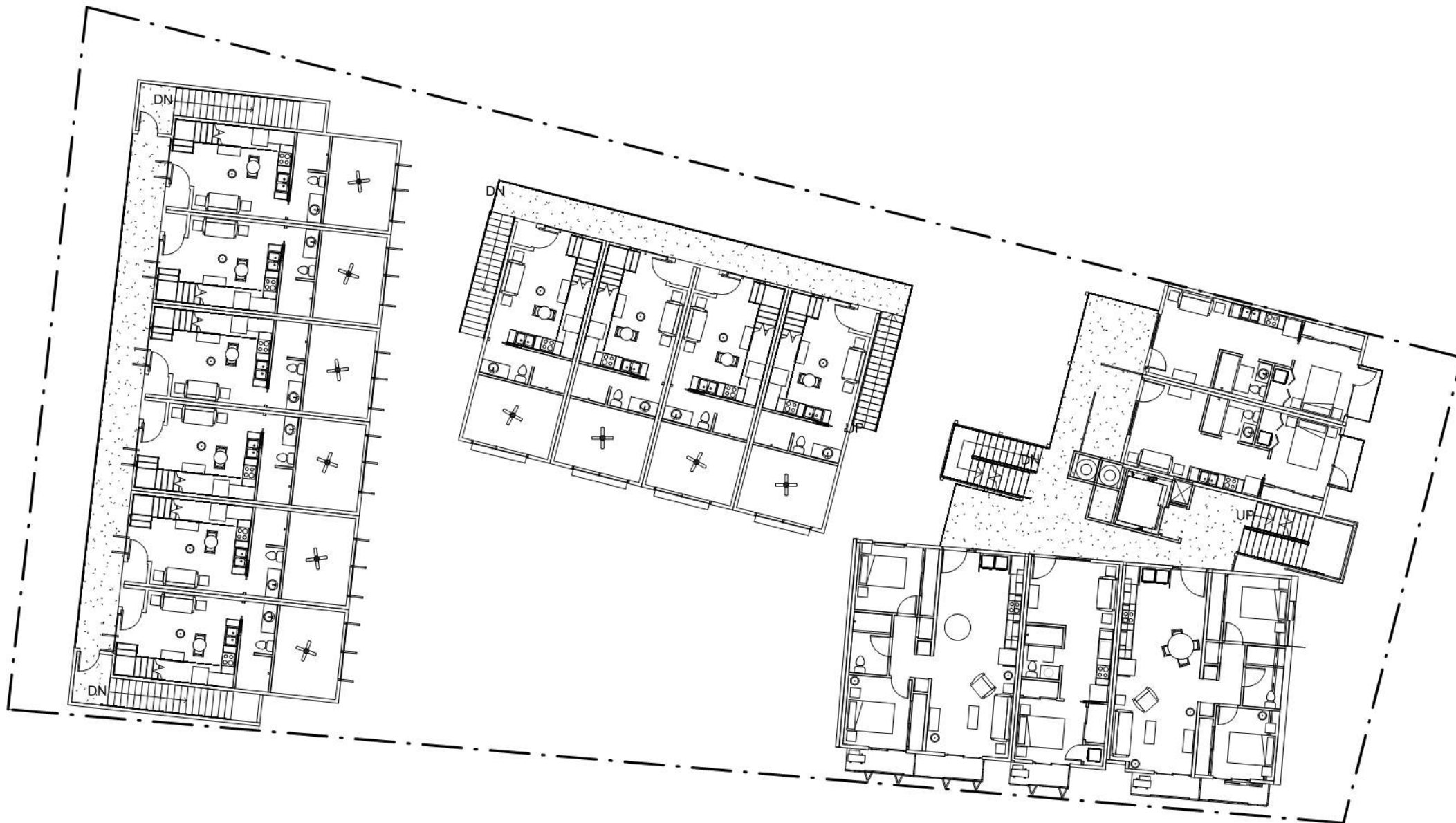
North Elevation

- | | |
|-----------------------------------|---|
| 1 Light sand finish stucco, white | 5 Steel panel railing, powdercoated |
| 2 Wood trellis, brown stain | 6 Fiber cement panels, white |
| 3 Metal seam roofing, zinc | 7 Board formed concrete, natural finish |
| 4 Recessed aluminum door, painted | 8 Recessed aluminum window, dark bronze |



South Elevation

- | | |
|--|---|
| 1 Light sand finish stucco, white | 6 Steel beam, paint |
| 2 Wood trellis, brown stain | 7 Recessed aluminum door, paint |
| 3 Aluminum perforated screen, powdercoated | 8 Recessed aluminum window, dark bronze |
| 4 Metal seam roofing, zinc | 9 Recessed aluminum sliding door, dark bronze |
| 5 Downspout, galvanized steel | 10 Steel panel railing, powdercoated |



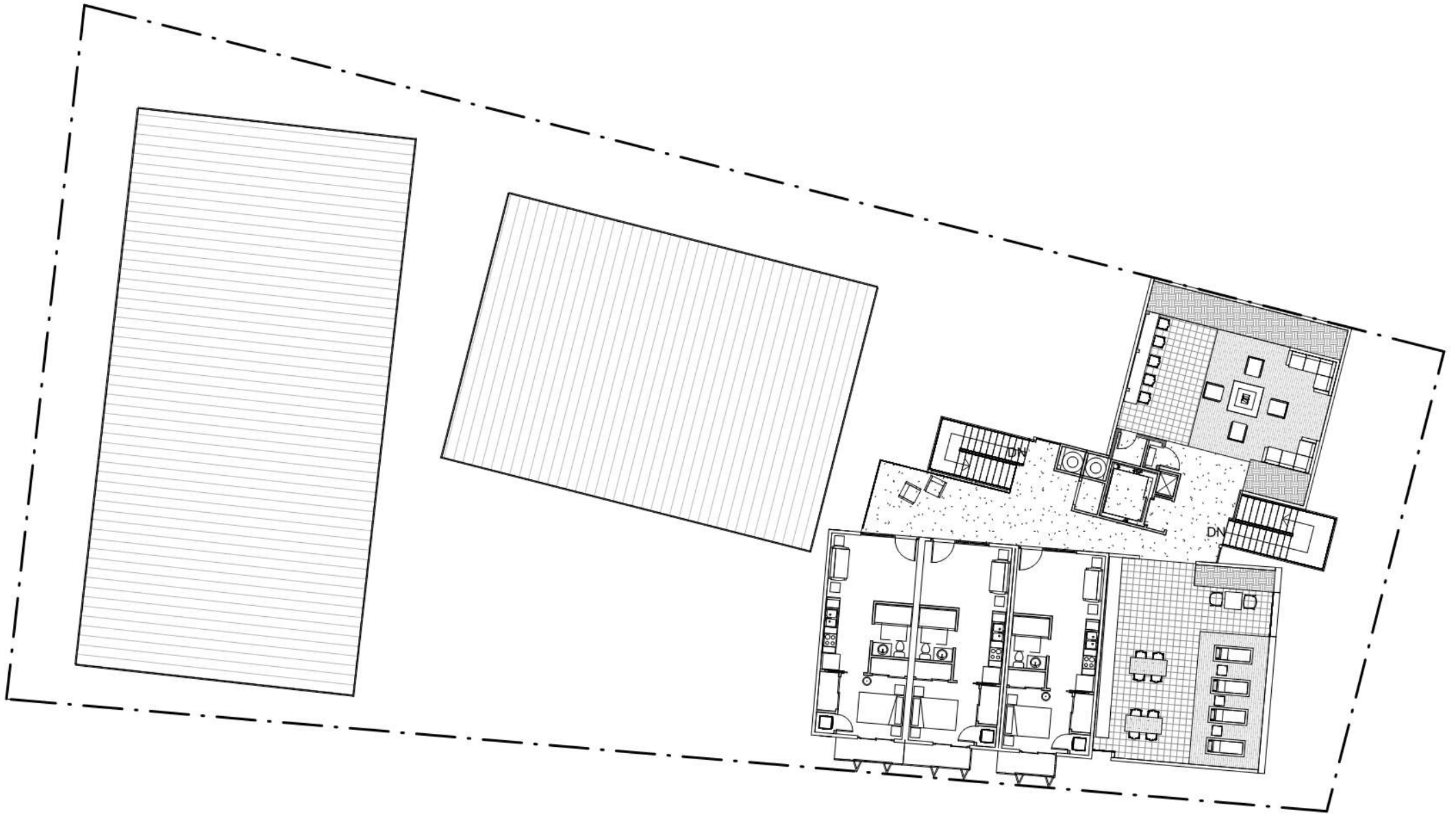
NORTH

LEVEL 2 FLOOR PLAN

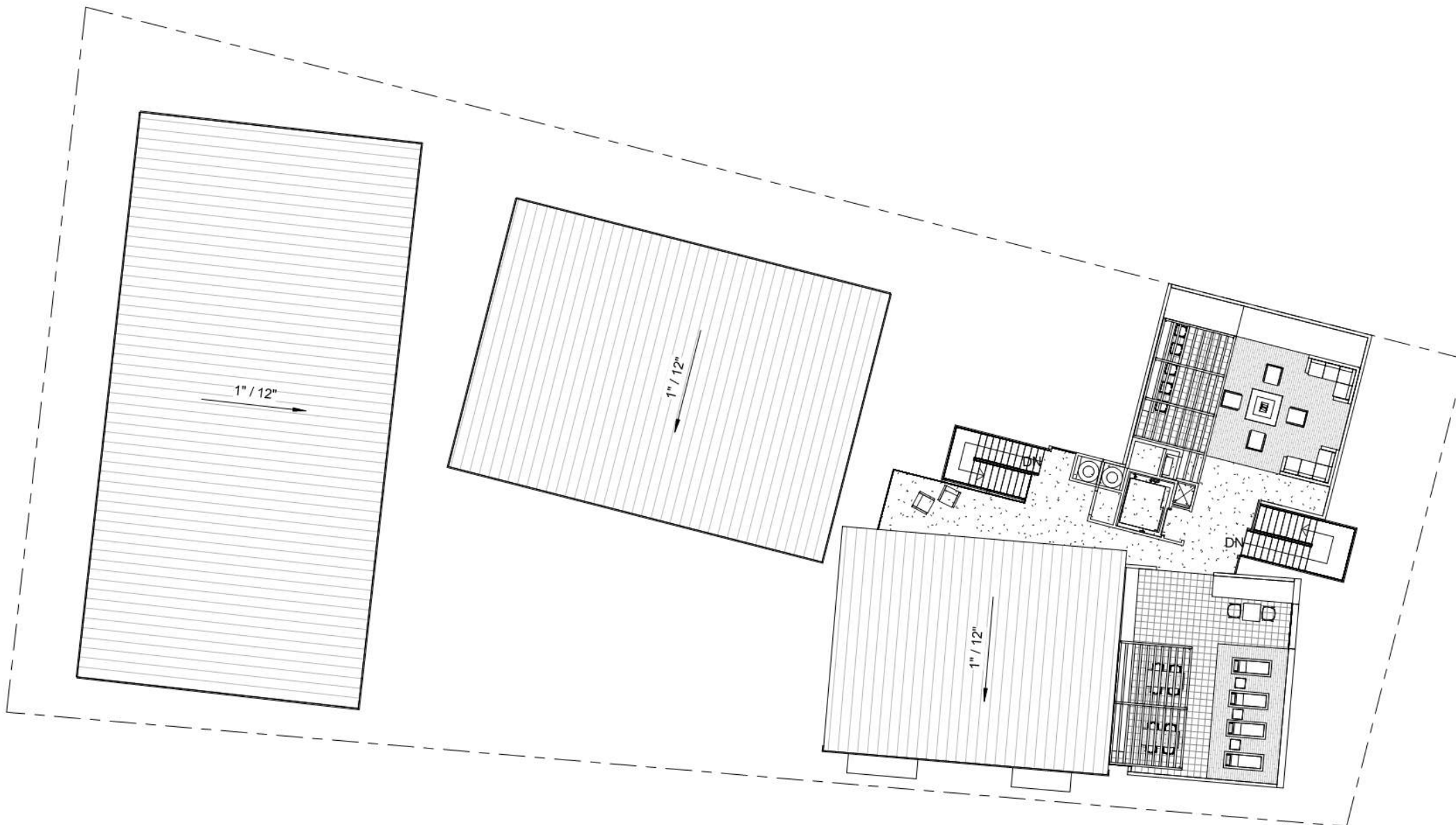


NORTH

LEVEL 3 FLOOR PLAN



LEVEL 4 FLOOR PLAN

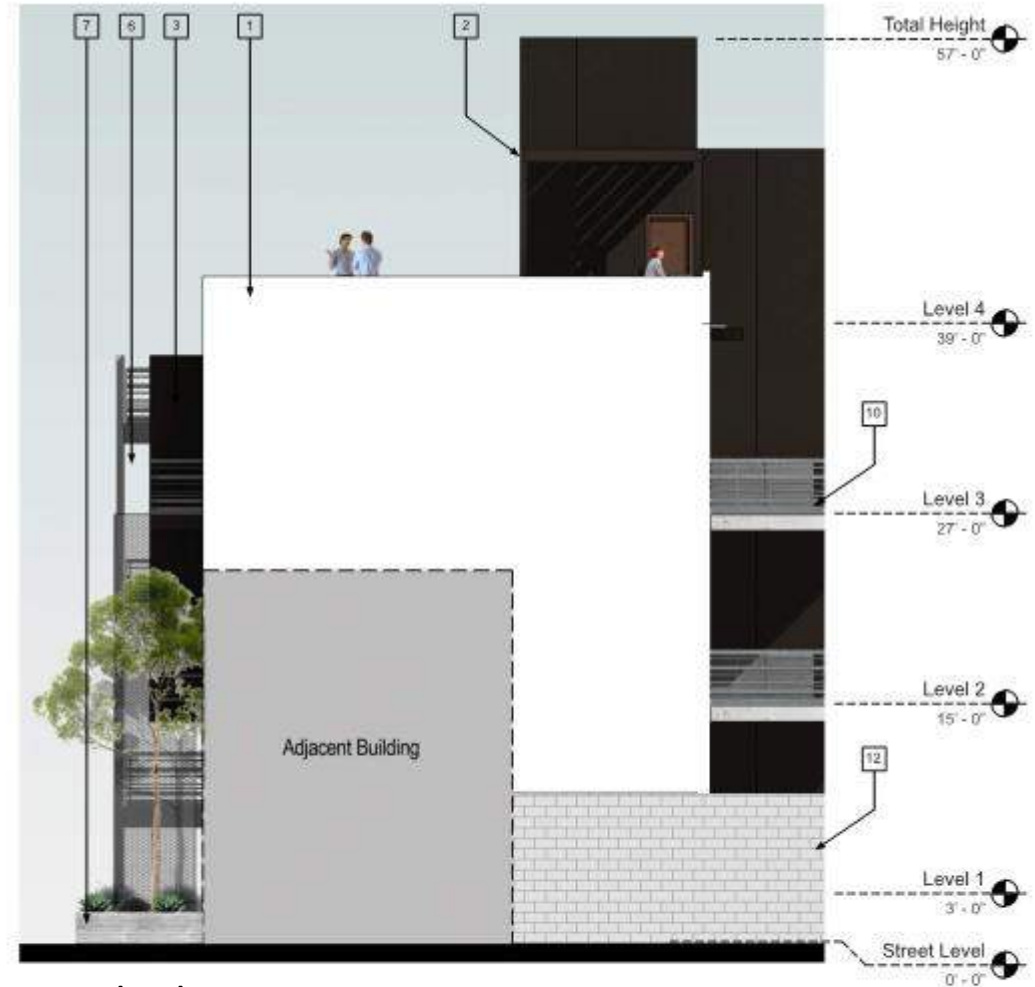


ROOF PLAN



West Elevation

- | | |
|--|--|
| 1 Light sand finish stucco, white | 4 Metal seam roofing, zinc |
| 2 Wood trellis, brown stain | 5 Dark sand finish stucco, Black Bean |
| 3 Aluminum perforated screen, powdercoated | 6 Aluminum perforated screen, powdercoated |



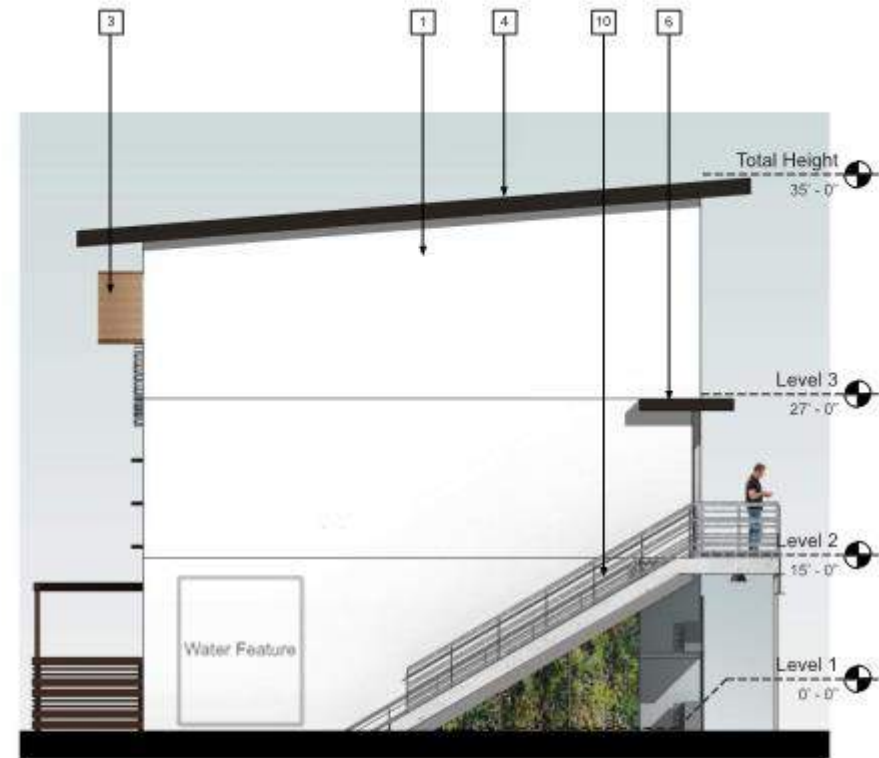
North Elevation

- | | |
|---|--|
| 7 Board formed concrete, natural finish | 10 Steel panel railing, powdercoated |
| 8 Recessed aluminum window, dark bronze | 11 Charred wood siding, brushed black finish |
| 9 Recessed aluminum door, painted | 12 CMU wall, natural finish |



South Elevation

- 1 Light sand finish stucco, *white*
- 2 Wood trellis, *brown stain*
- 3 Aluminum perforated screen, *powdercoated*
- 4 Metal seam roofing, *zinc*
- 5 Downspout, *galvanized steel*



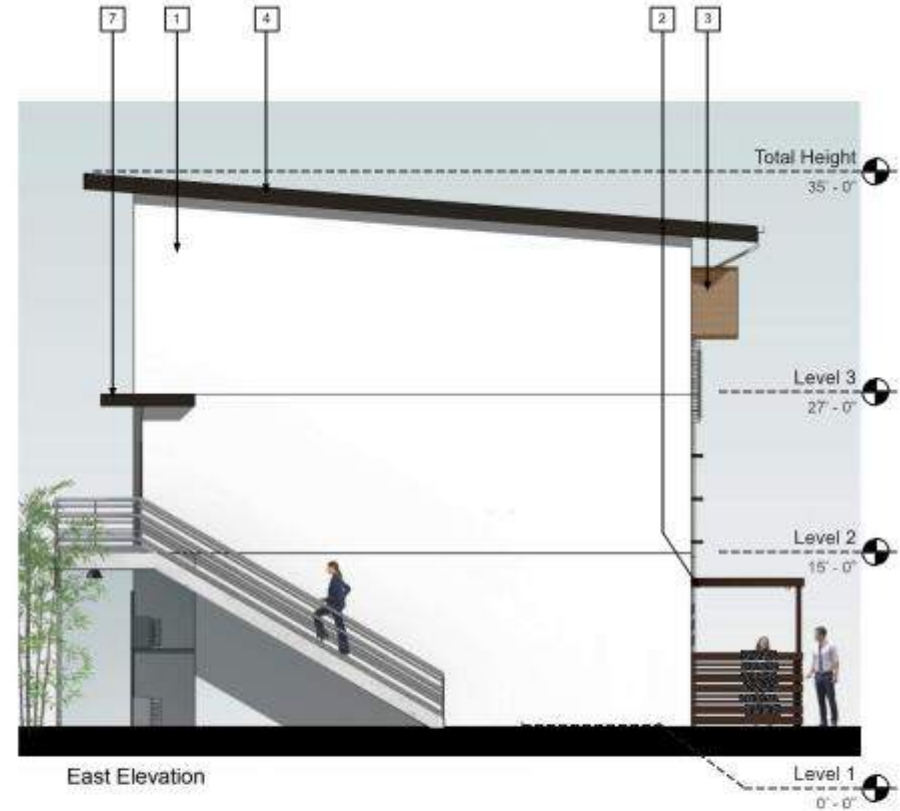
West Elevation

- 6 Steel beam, *paint*
- 7 Recessed aluminum door, *paint*
- 8 Recessed aluminum window, *dark bronze*
- 9 Recessed aluminum sliding door, *dark bronze*
- 10 Steel panel railing, *powdercoated*



North Elevation

- 1 Light sand finish stucco, *white*
- 2 Wood trellis, *stain*
- 3 Aluminum perforated screen, *powdercoated*
- 4 Metal seam roofing, *zinc*
- 5 Aluminum fin, *dark bronze*



East Elevation

- 6 Aluminum perforated screen, *powdercoated*
- 7 Steel beam, *paint*
- 8 Recessed aluminum window, *dark bronze*
- 9 Recessed aluminum sliding door, *dark bronze*
- 10 Steel panel railing, *powdercoated*



North Elevation

- | | |
|--|--|
| 1 Light sand finish stucco, <i>white</i> | 4 Recessed aluminum window, <i>dark bronze</i> |
| 2 Metal seam roofing, <i>zinc</i> | 5 Aluminum fin, <i>dark bronze</i> |
| 3 Steel beam, <i>paint</i> | 6 Steel panel railing, <i>powdercoated</i> |



Perception of Traffic



Perception of Water Use