

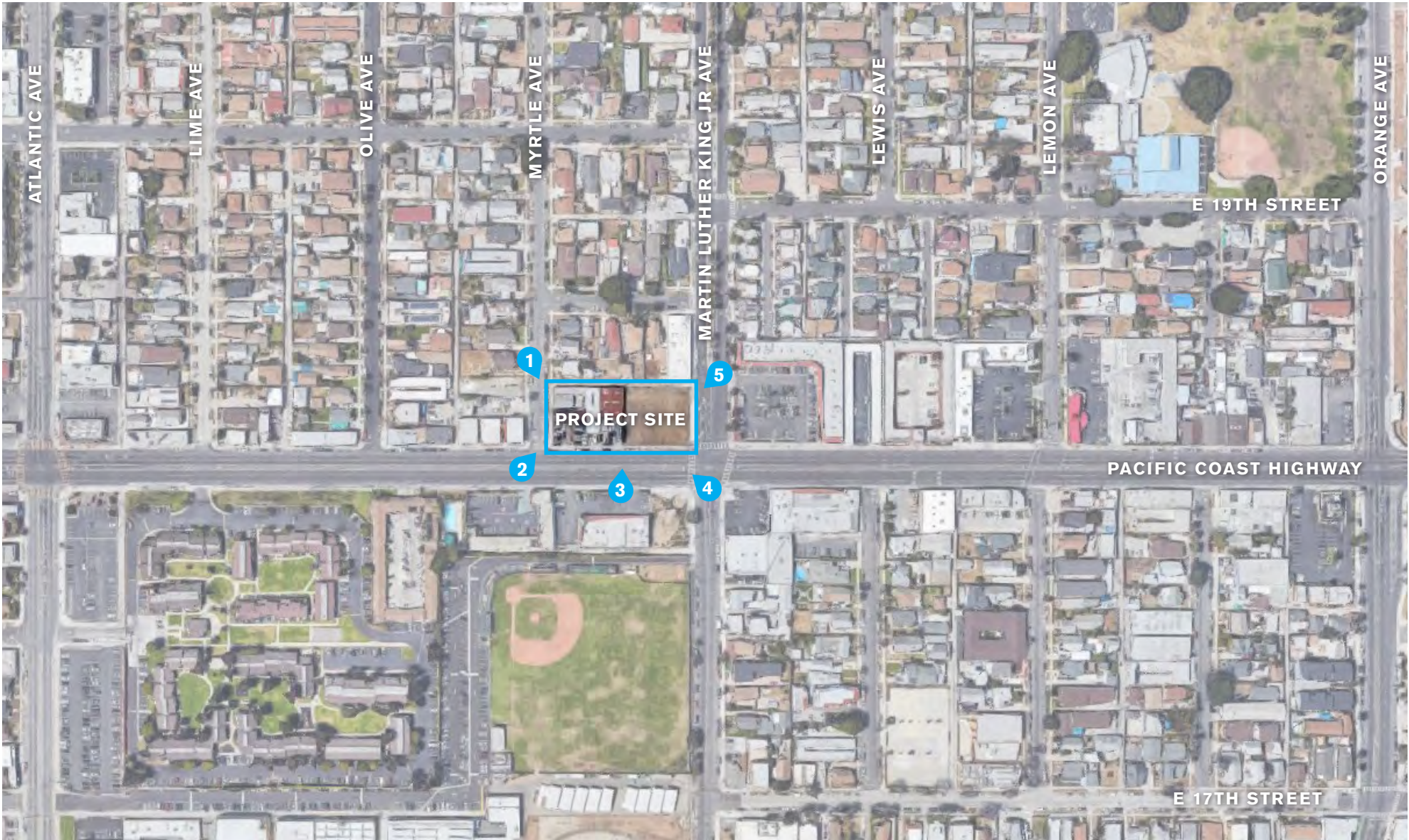


PCH & MLK Affordable Senior Housing

Existing Conditions Vicinity Map



Existing Conditions Site Context Images



Design Narrative



The proposed development would leverage an empty lot and automotive garage into a vibrant mixed use development. Located on heavily trafficked Pacific Coast Highway at the corner of Martin Luther King Jr. Avenue, the ground floor will be commercial in character, with a resident lobby, lounge, and community serving tenant. Three levels of senior affordable housing will be located above, designed as wood modular construction for its abbreviated schedule and associated cost savings.

The design references the art deco and streamline moderne styles of two revered community institutions: Long Beach City College, located several blocks east, and Long Beach Polytechnic High School, located to its immediate south. The majority of the building’s massing fronts Pacific Coast Highway, while a large courtyard at the back of the project site helps transition to the lower scale of the adjacent neighborhood. The alley will also be enhanced with lush landscaping, while the podium courtyard will have a communal garden, fireplace, outdoor seating, and community room.

With several installations along Martin Luther King Jr. Avenue, this development complements the emerging arts corridor by incorporating murals celebrating the heritage of the community. In addition, street art will be incorporated at the crosswalks to highlight pedestrian activity.



Summary of Community Input and Design Response

(September 30, 2019 – April 30, 2020)

Mercy Housing California and Studio One Eleven engaged in an extensive community outreach process with various stakeholders. Through this process, a variety of ideas and recommendations were discussed. The following summarizes the key concepts that were incorporated into the overall design for this development as a result of community input.

COMMUNITY INPUT	DESIGN RESPONSE
Make the design consistent with Long Beach design tradition	The primary building façade design is inspired by local Long Beach architecture. Designed in art deco and streamline moderne character reflective of nearby Long Beach City College and Long Beach Polytechnic High School.
Limit building massing next to residential neighbors	The building massing steps down to the north towards the adjacent lower scale neighborhood. Additionally, the courtyard is located along the north façade and changed to one-story in order to reduce a majority of the building mass facing the neighborhood.
Limit visibility into adjacent residential properties	The second floor courtyard space provides for a large landscaped hedge along the north edge. This along with taller landscape on the ground floor will reduce any views from the courtyard space into neighboring residences.
Put more activity along Pacific Coast Highway frontage	To promote an active ground floor sidewalk area, the main building lobby has been located directly off the intersection of Martin Luther King Jr. Blvd. and Pacific Coast Highway. This ground floor plan provides eyes on the street, and gives the building a look of being occupied; both elements give added security to residents and the community.
Include art in the building design	Space for murals and other artwork has been incorporated into the building façade at key building locations. These public art components will complement the emerging art corridor along MLK Blvd. and celebrate the heritage of the community. Selection of the murals will be a joint collaborative process with the community.
Improve the alleyway adjacent to the site	The alleyway will be widened by 5’ and will be cleaned and resurfaced. Lush landscape will be provided along the edge of the property fronting the alley.

Massing Concept Diagram



MYRTLE AVE

ALLEY

PACIFIC COAST HIGHWAY

MARTIN LUTHER KING JR AVENUE

EXISTING 1-STORY RESIDENTIAL

EXISTING GARAGE

EXISTING SHED

EXISTING GARAGE

EXISTING 1-STORY COMMERCIAL

ELEC.

EV

38 PARKING SPACES PROVIDED

EXIT STAIR

TENANT 4,000 SF

STORAGE 470 SF

BIKE WORKSHOP AND STORAGE 560 SF

LOUNGE 560 SF

RESIDENT AMENITY 750 SF

LOBBY 710 SF

UTILITY 445 SF

OFFICE

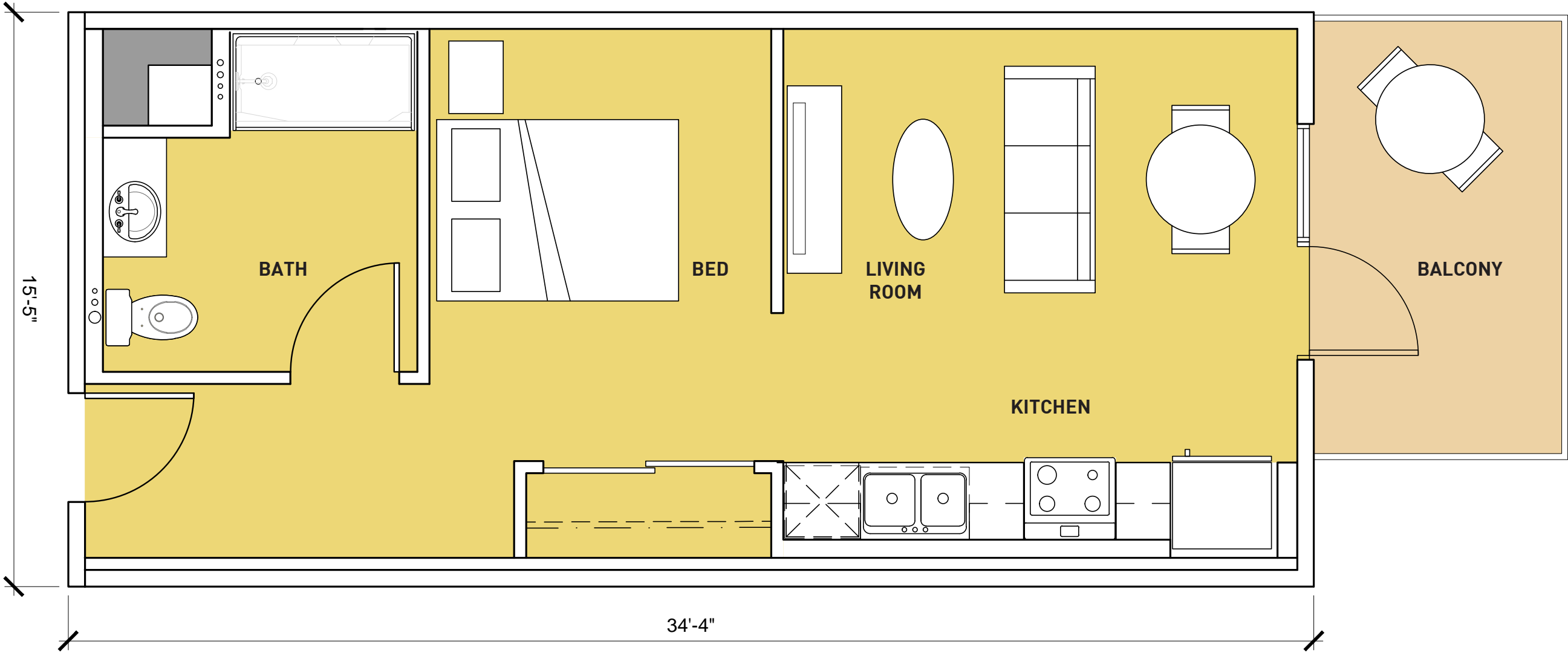
TRASH

EXIT STAIR

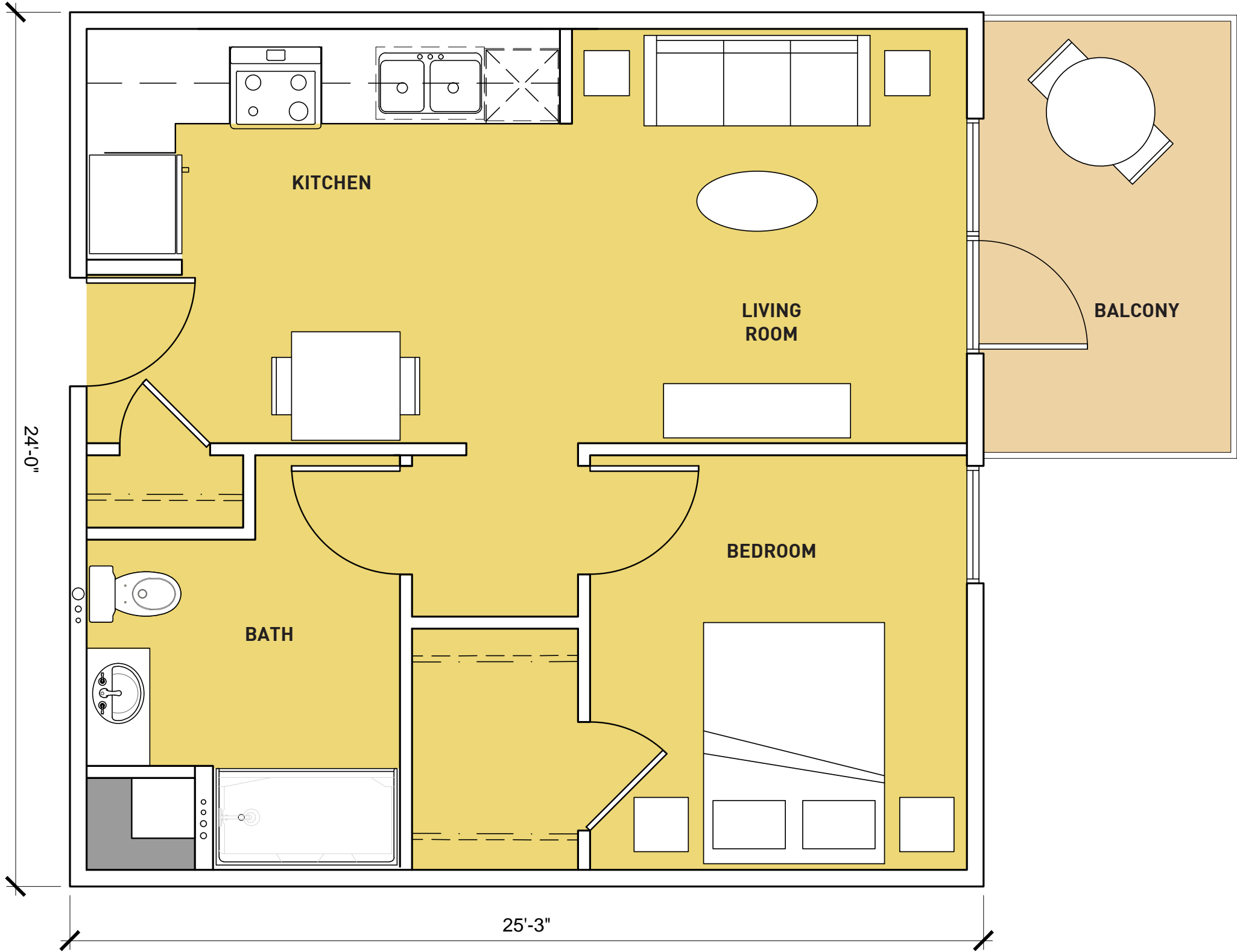
MAIL



Unit Plan **A1 (Studio - 526 SF)**



Unit Plan **B1 (1 Bedroom - 606 SF)**



View PCH + MLK Intersection



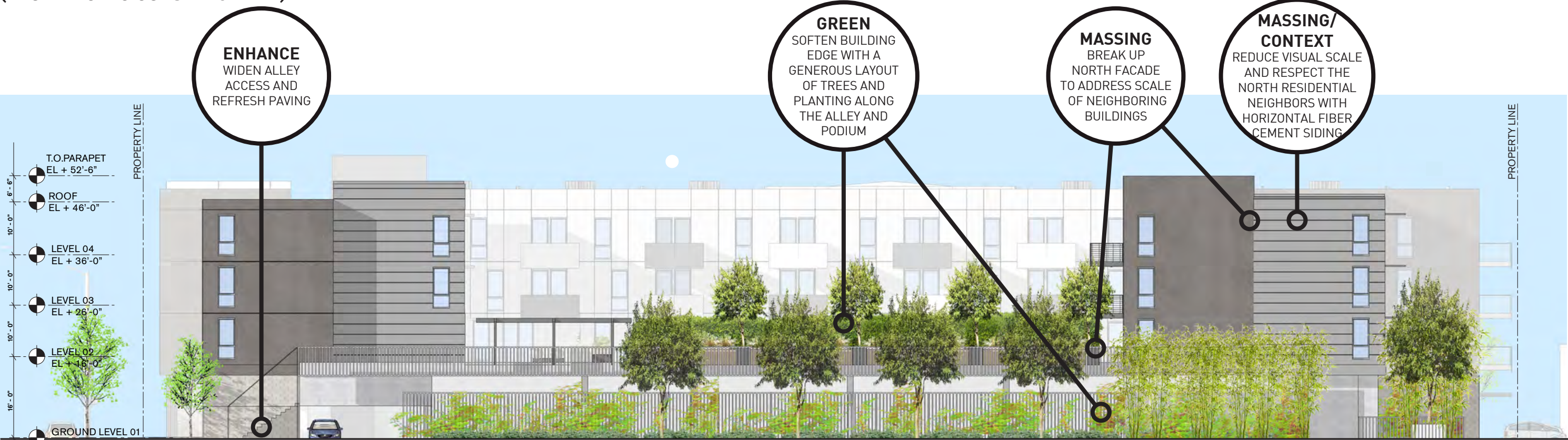
View South on MLK Boulevard



Building Elevations **Concept Diagram**



**SOUTH ELEVATION
(FROM PACIFIC COAST HIGHWAY)**



**NORTH ELEVATION
(FROM ALLEY)**

About Studio One Eleven

Studio One Eleven’s work in affordable housing takes a community-focused holistic and cohesive approach. The firm works closely with clients and stakeholders to identify design problems through an organized method of inquiry and establishing metrics for successful solutions. To date, Studio One Eleven has completed almost 2,500 units with another 2,000 under construction or in the planning stages. Of these numbers, more than 1,000 units are affordable housing individuals, seniors, families, veterans, homeless and artists.



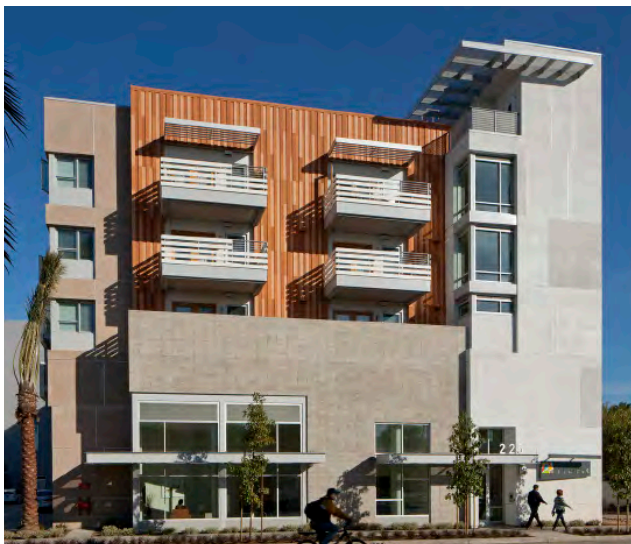
Long Beach Senior Arts Colony | Long Beach

This award-winning TOD senior housing community pairs 161 affordable units with an intensive amenities program focused on continued learning and fitness. Housing is organized around a large south facing courtyard to maximize solar exposure, capture ocean breezes, and frame views of downtown, with massing scaling downward as it engages with the existing neighborhood.



Collage | Long Beach

Collage is a consolidation of three multi-family properties into a single affordable housing development. Six existing structures were rehabilitated into 14 large residential units, and the site plan utilizes former residual space between properties to create usable open spaces including a large central lawn, tot lot, communal patio and entry courtyard.



The Annex | Long Beach

Part of a transit-oriented master planned development, this 39 unit very affordable housing project is the first phase of a mixed use, mixed-income, multi-generational development. Located in a pedestrian-active, dense, multifamily neighborhood, the ground and second floor parking is concealed with amenity spaces along 12th Street in order to create a lively and inviting storefront.