DESIGN STANDARDS AND GUIDELINES

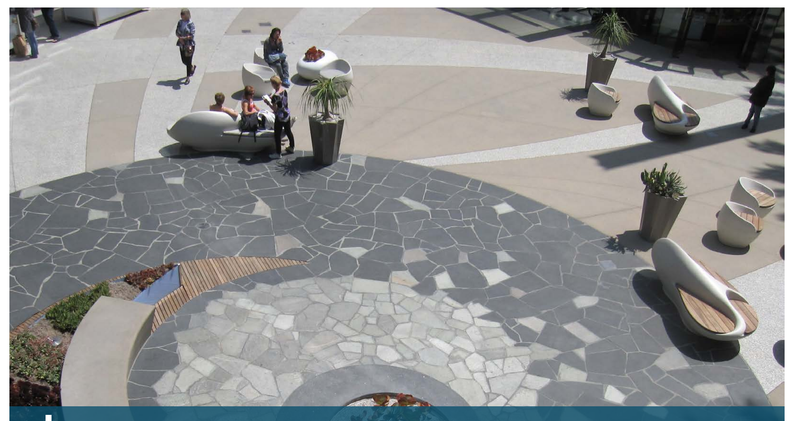
SEASP | CITY OF LONG BEACH

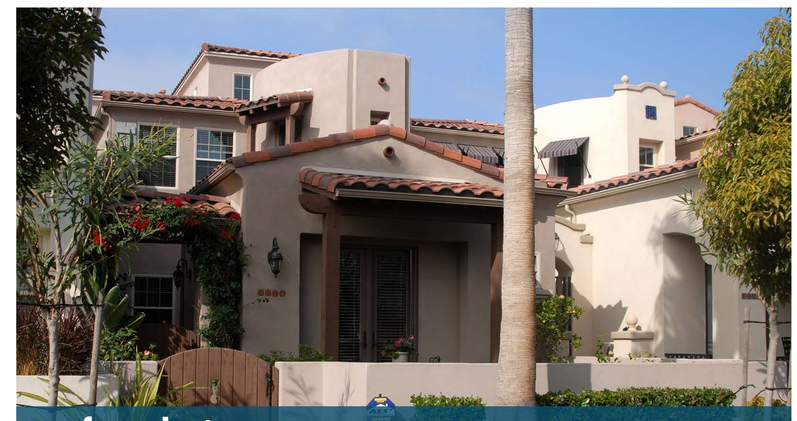
active ground floor uses

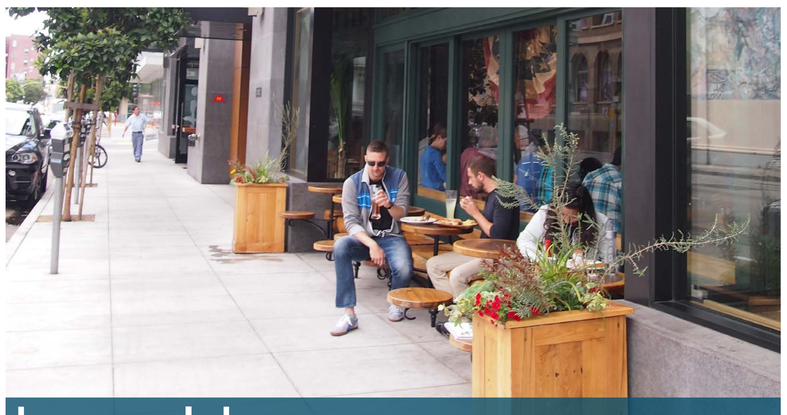
transparent and active store fronts

utility screening

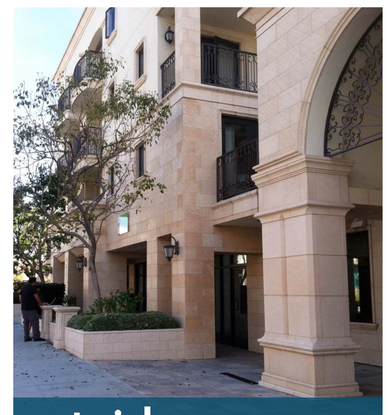
buildings with step-backs in height


plazas


rooftop design


human-scaled

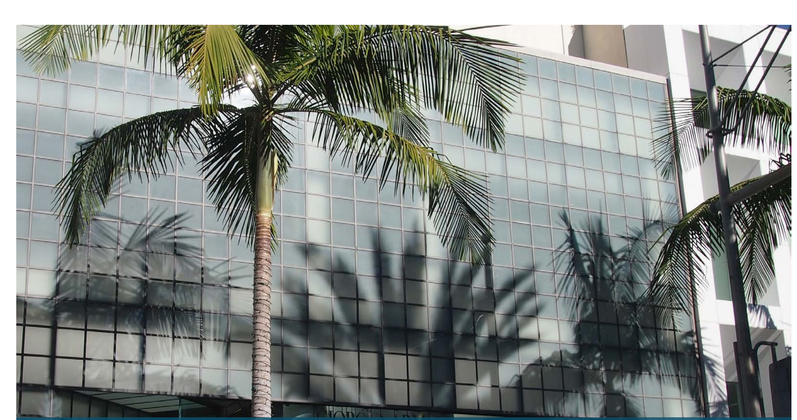
lighting


materials

drought-tolerant landscape

parking wrapped with residential

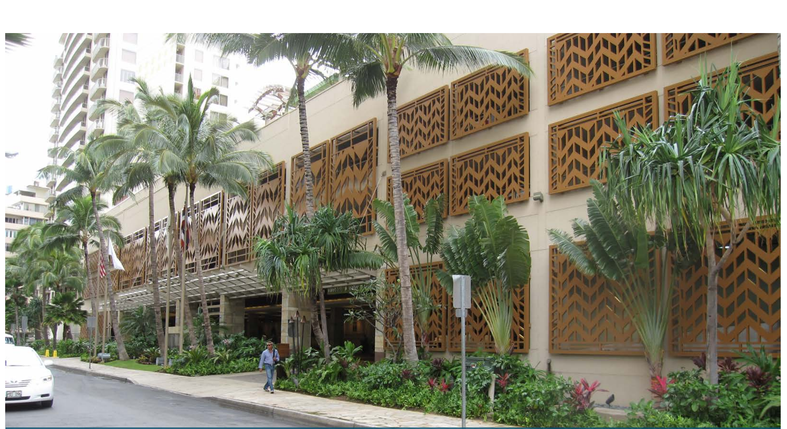
canopies and awnings


bird safe treatments

paseos

gathering spaces

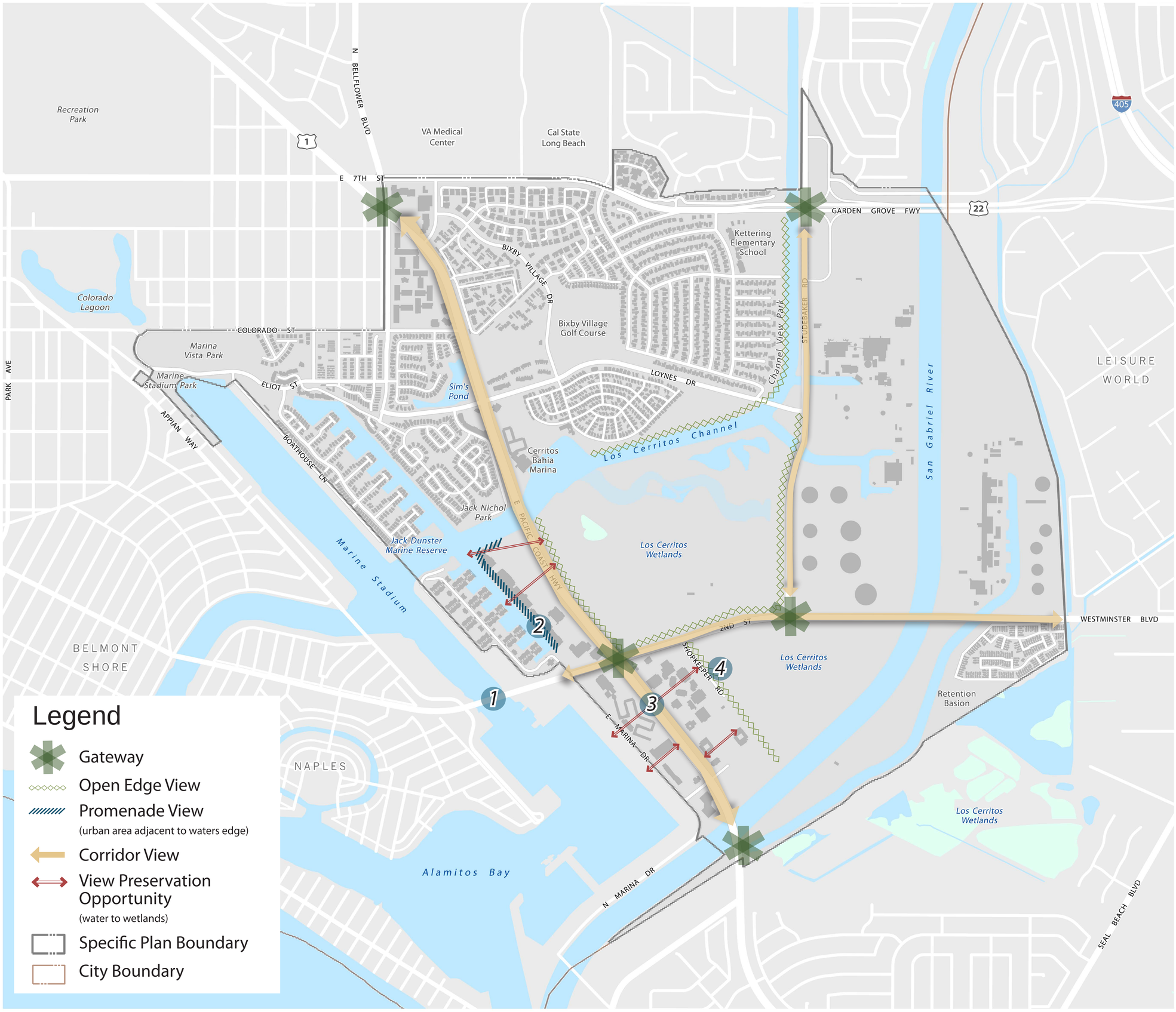
unique corner architecture

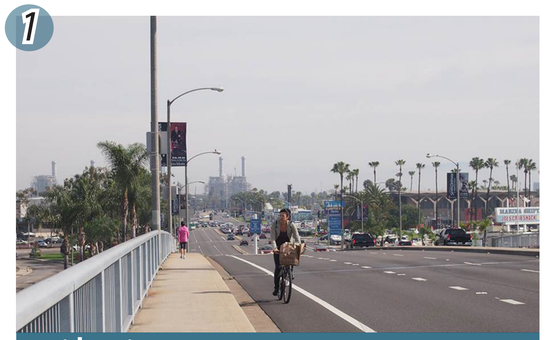

landcape & screening

variation along the front of a building

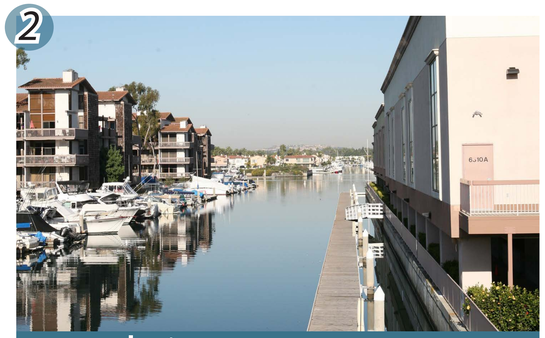
architectural character

COMMUNITY STRUCTURE

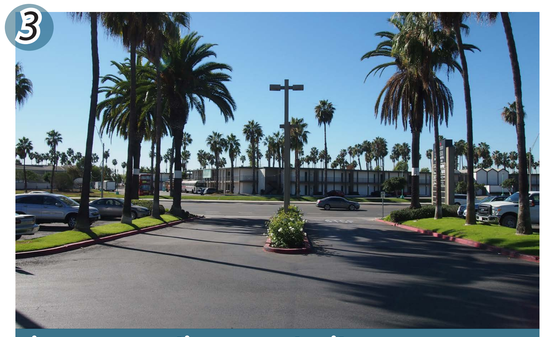




1 corridor view



2 promenade view



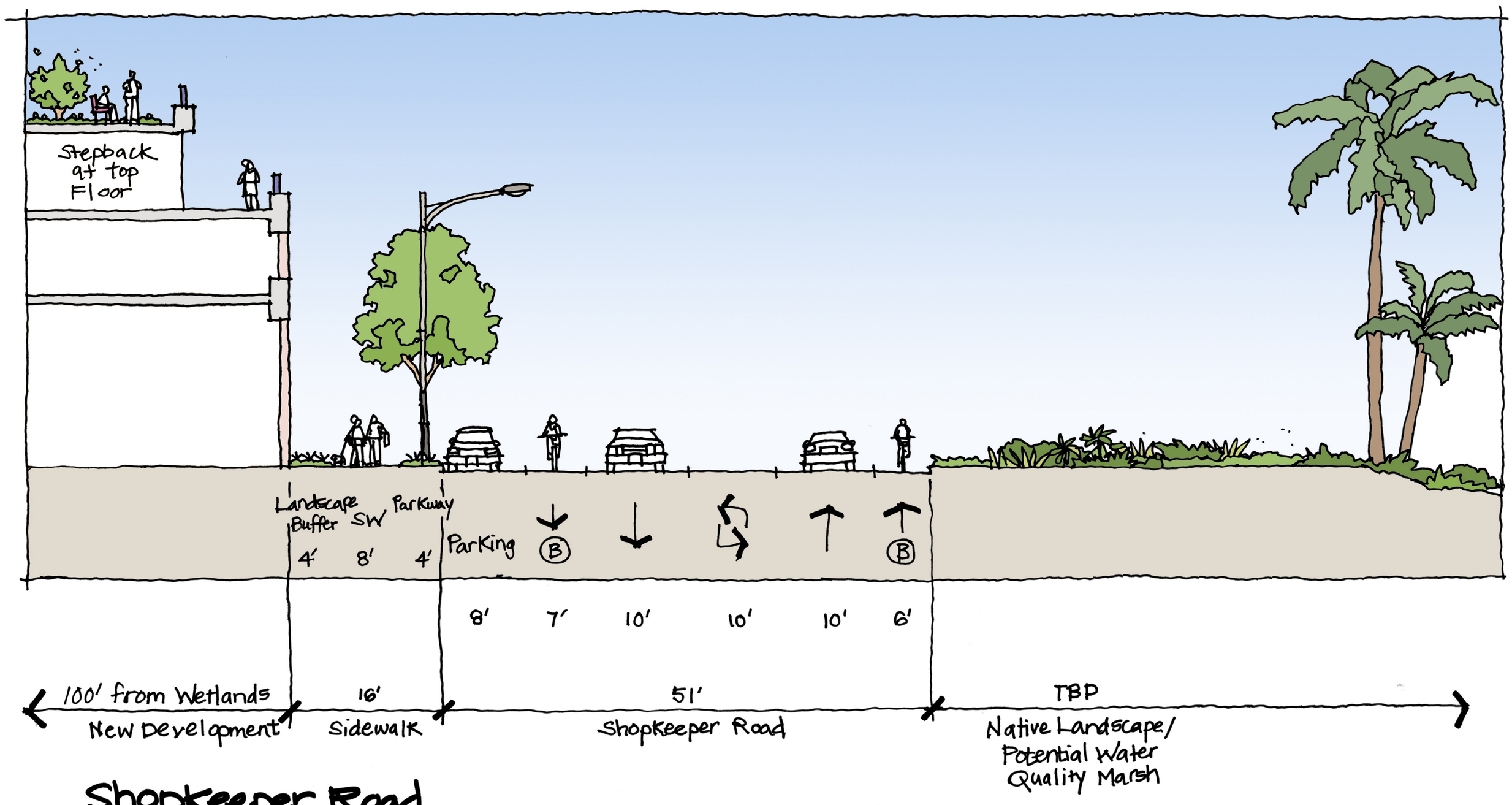
3 view preservation opportunity

4 open edge view

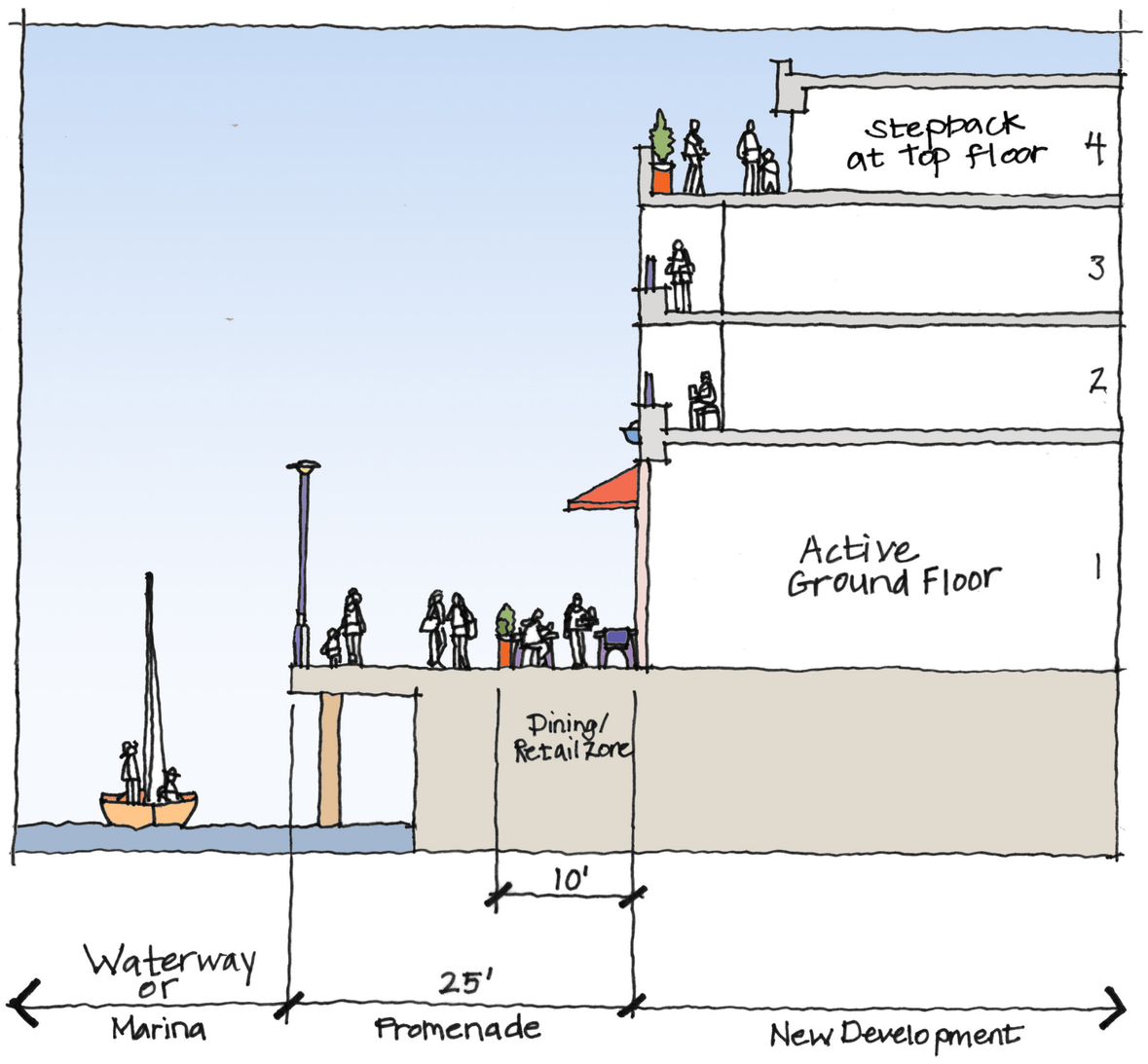
0 400 800 1,200 Feet

PLACEWORKS

TRANSITIONS



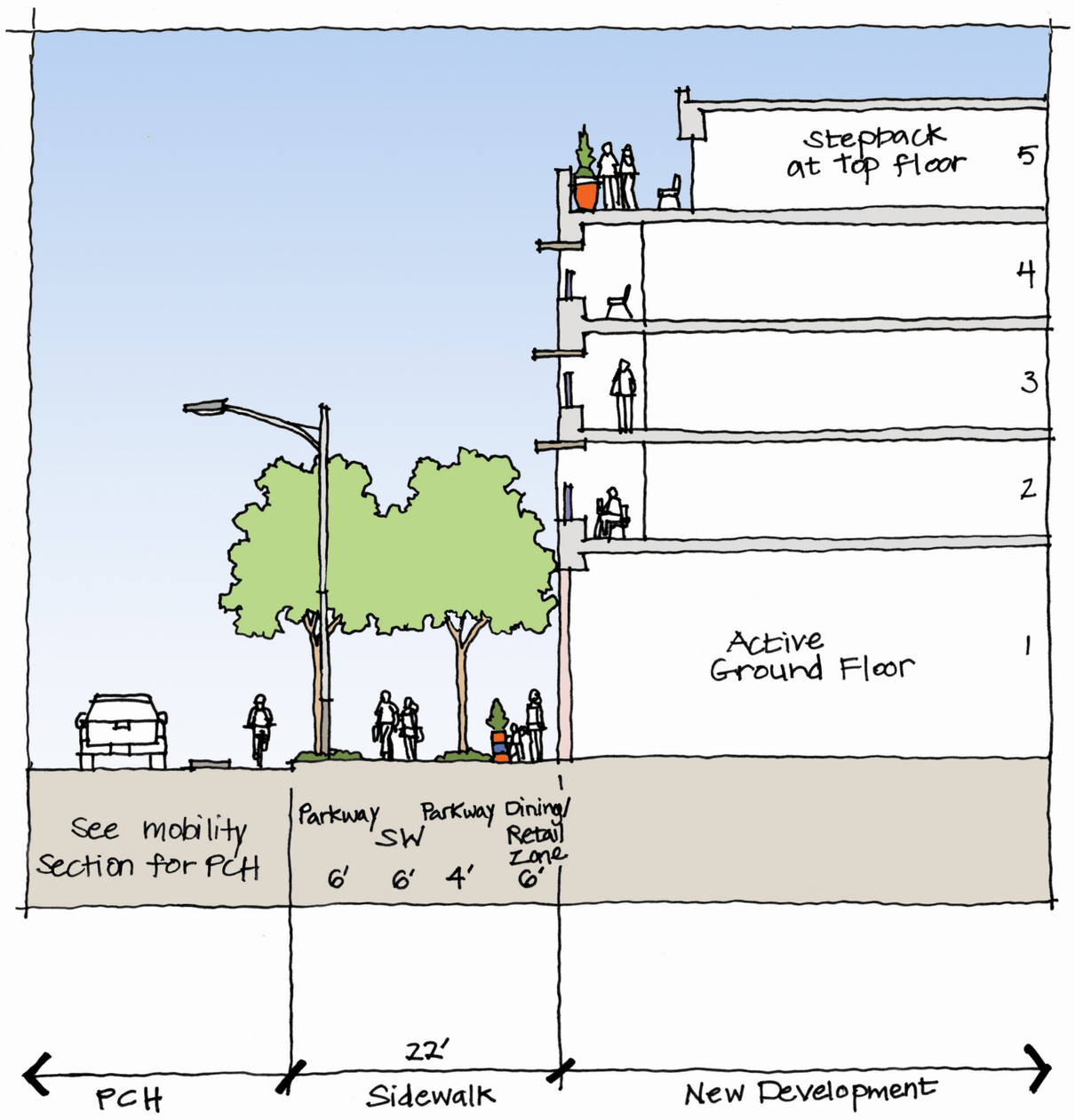
Shopkeeper Road



Waterway Promenade

0' 10'

12.11.15



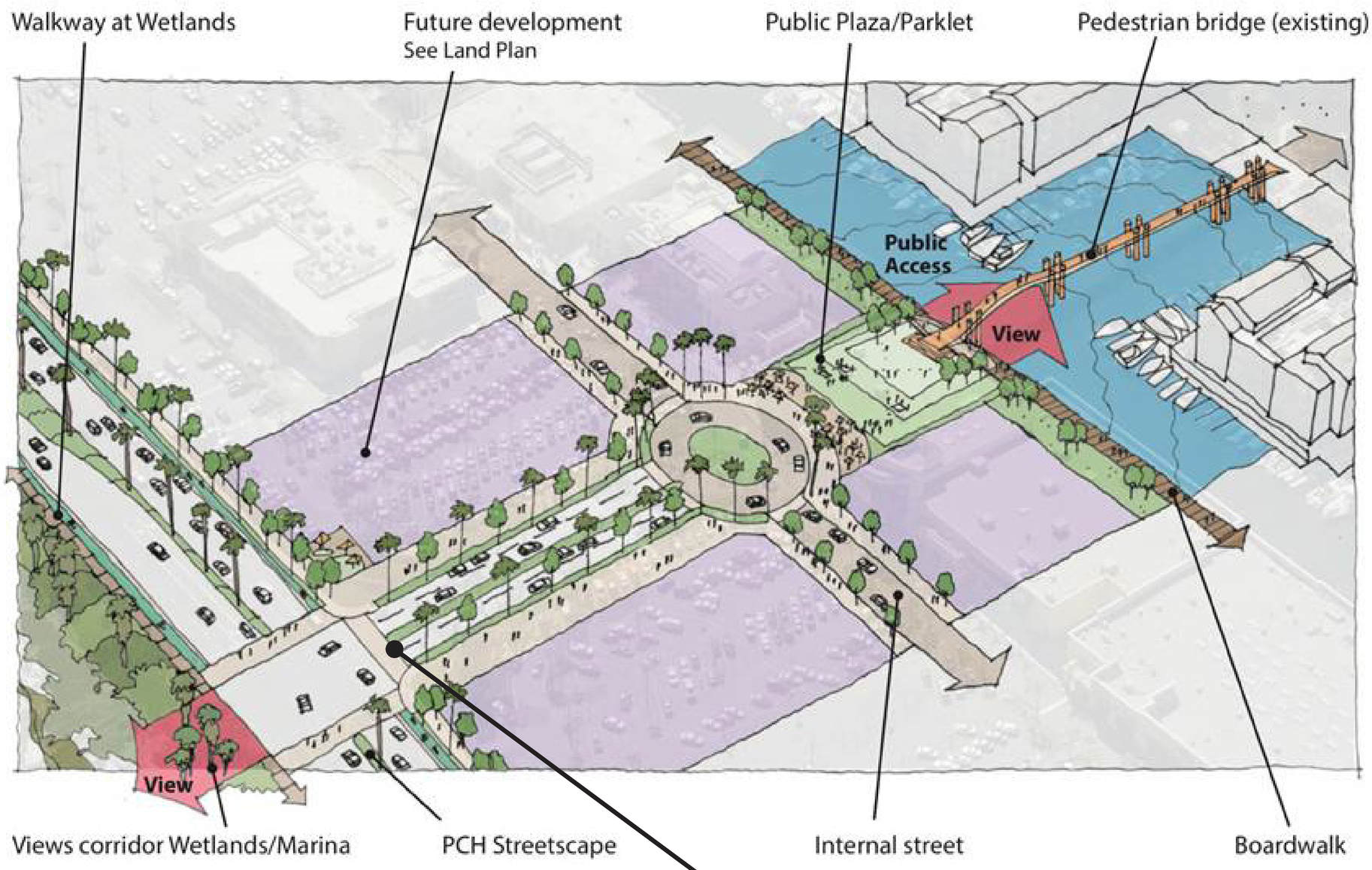
Pacific Coast Highway

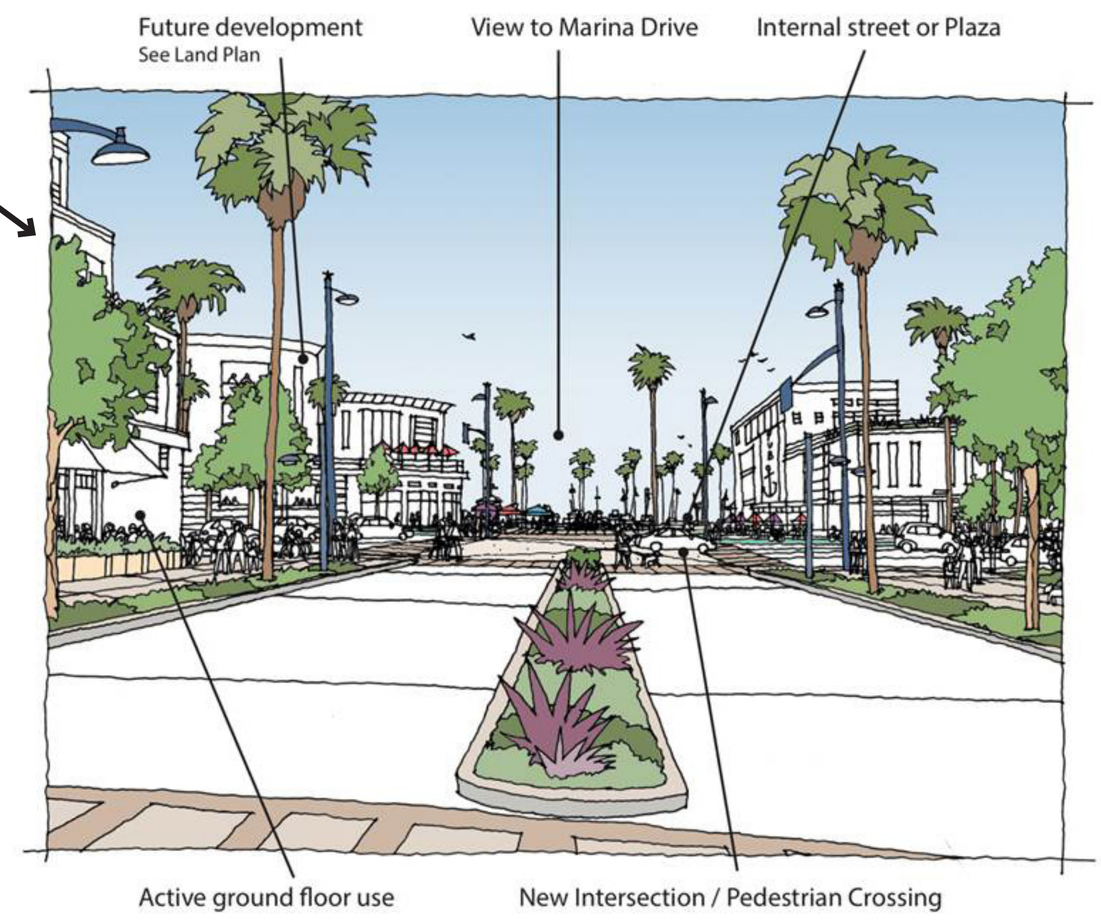
0' 10'

12.11.15

VIEW CORRIDORS

Conceptual View Corridor: Wetlands to Marina





Conceptual View Corridor: Paseo View

Conceptual View Corridor: Streetview

CONCEPTUAL VIEWS

PCH STREETSCAPE

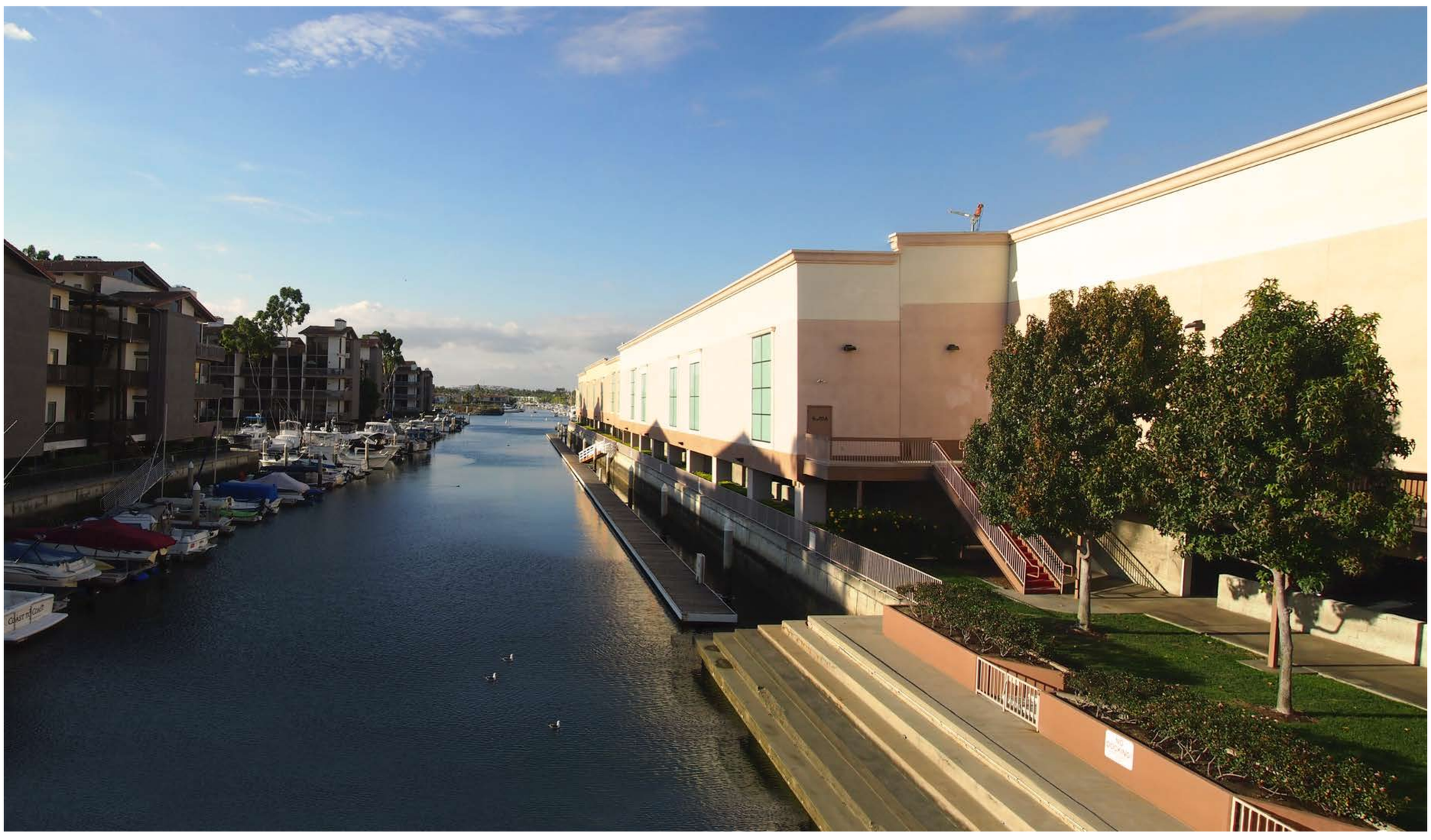
BEFORE

AFTER

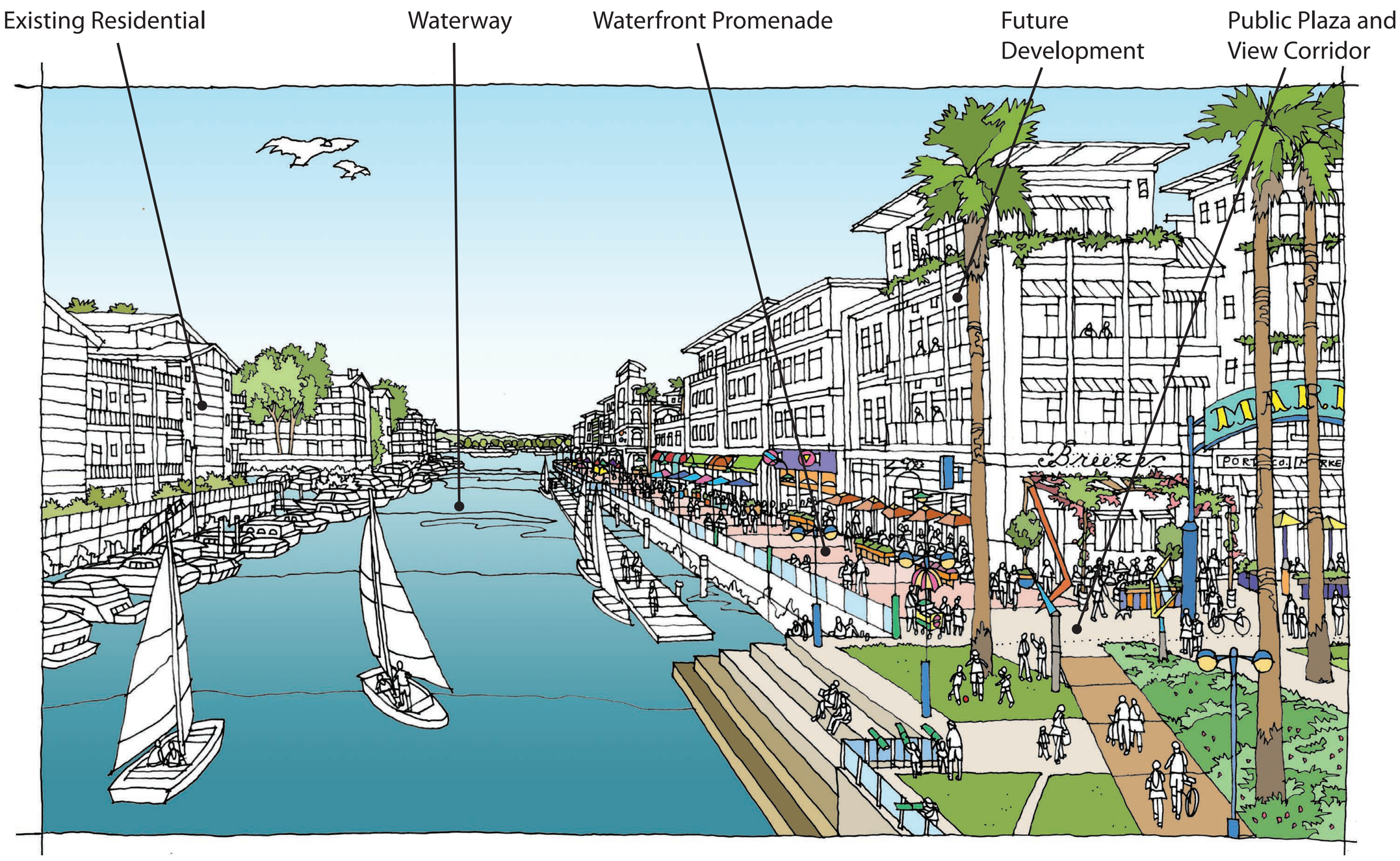
CONCEPTUAL VIEWS

WATERFRONT PROMENADE

BEFORE



AFTER



DESIGN STANDARDS & GUIDELINES

Ask me about...

- ☑ Gateways and corridors
- ☑ Restoring views of our waterways and wetlands
- ☑ Landscaping and transitions at the waterfront and wetlands
- ☑ Creating walkable and inviting streets
- ☑ New gathering and activity spaces
- ☑ Quality and attractive architecture