QUEEN MARY LAND DEVELOPMENT TASK FORCE

GUIDING PRINCIPLES

JULY 9, 2016

GUIDING PRINCIPLES

- **The Queen Mary** – The ship must remain as the focal point of any development, with the ship renovation as a priority, and all uses on site complementary to it

- **Aesthetics** – Emphasis on history, design compatibility, quality architecture, authentic architecture, sense of place, and themes that relate to the ship

- **Broad Public Access** – All citizens of Long Beach and regional, national, and international visitors are welcomed and are able to easily access the site

- **Connectivity** – Create connections to the site both visually and through improved transportation and circulation

- **Complete Community** – Create a multi-purpose, multi-use district that would provide a wide range of purposes and reasons to visit

- **Iconic District** – This district should capitalize on the presence of the Queen Mary by providing iconic and highly recognizable design and development, and by creating a distinctive view of the ship

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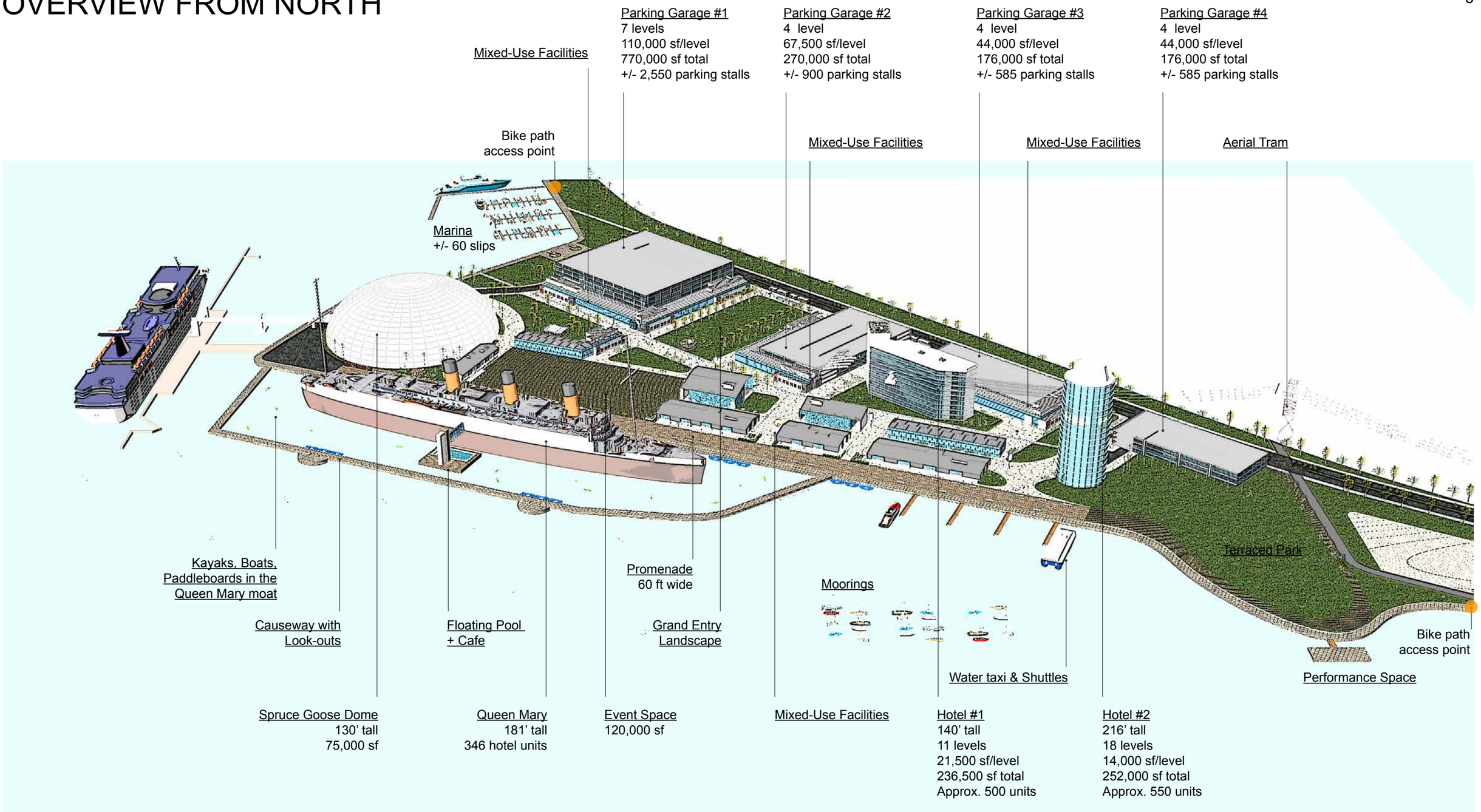
OVERVIEW FROM NORTH



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PRELIMINARY CONCEPTUAL SITE PLANNING PRINCIPLES

Queen Mary Land Development Task Force

CIRCULATION

- An inviting boulevard with trees and planted medians
- Simple wayfinding signage
- Condensed drive aisle at entry
- Buses, cars and taxis use same entrance at the south side of the property
- Aerial tram delivers passengers to a centrally located station
- Bicycle through lane with offshoots for storage

Bus, Car, Taxi
Aerial Tram
Bicycle lanes
Catalina Express
Aqua Bus & Aqua Link

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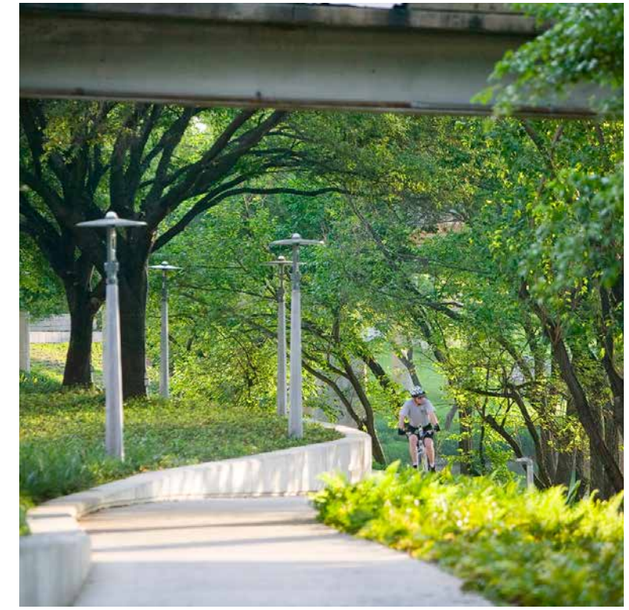
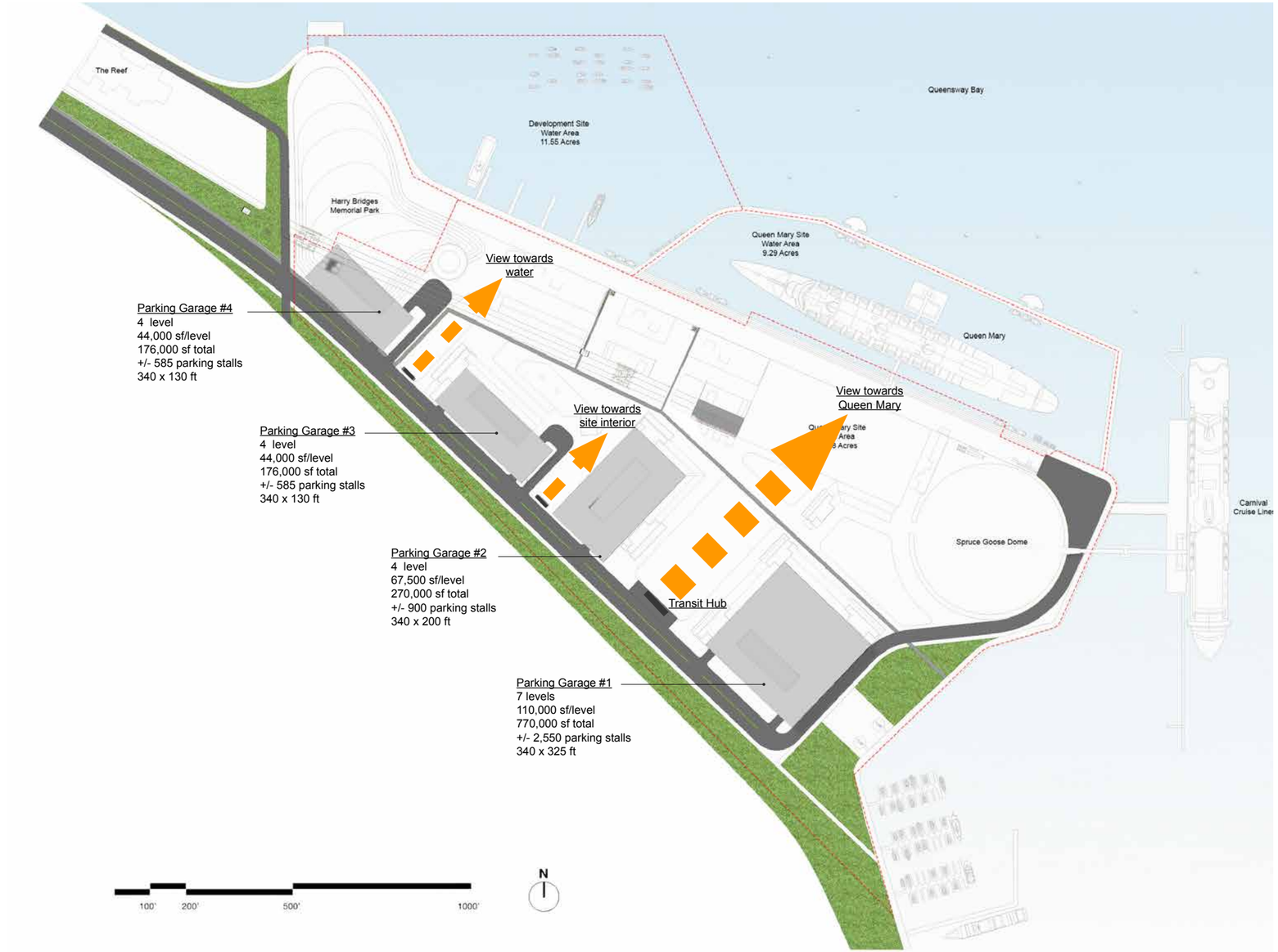
CIRCULATION - REFERENCE



CIRCULATION - REFERENCE

PARKING

- Split structures to allow multiple points of arrival and closer proximity to each destination
- Each structure is related to a “programmed” zone
- View corridors between structures provide “Aha” moments at arrival
- High efficiency in the entry/exit sequence to alleviate traffic
- A welcoming sense of arrival
- Approximately 4,600 above ground parking stalls.
- More levels could be added to increase parking count, as required by code
- Link to parking structures downtown via Transit Hub
- Phasing as site develops



View Corridors

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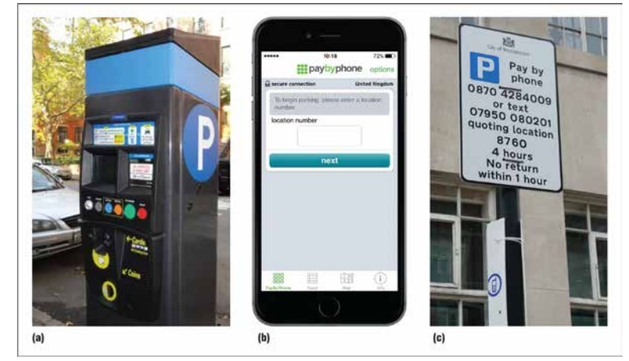
ARRIVAL VIEW

PARKING - REFERENCE



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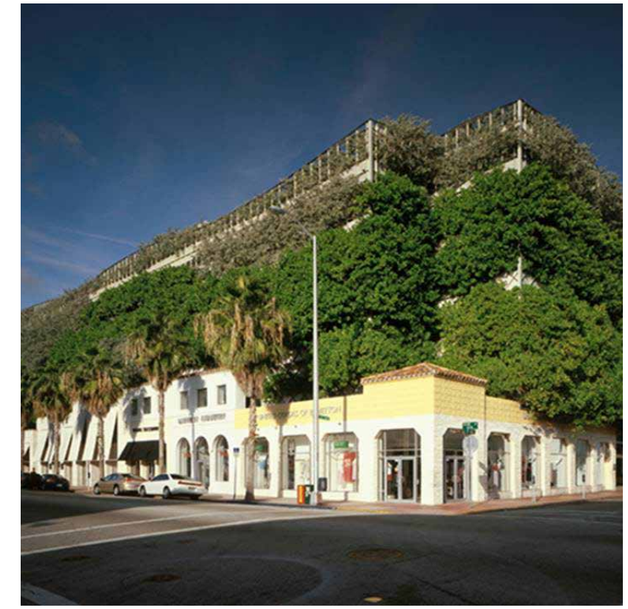
PARKING - REFERENCE



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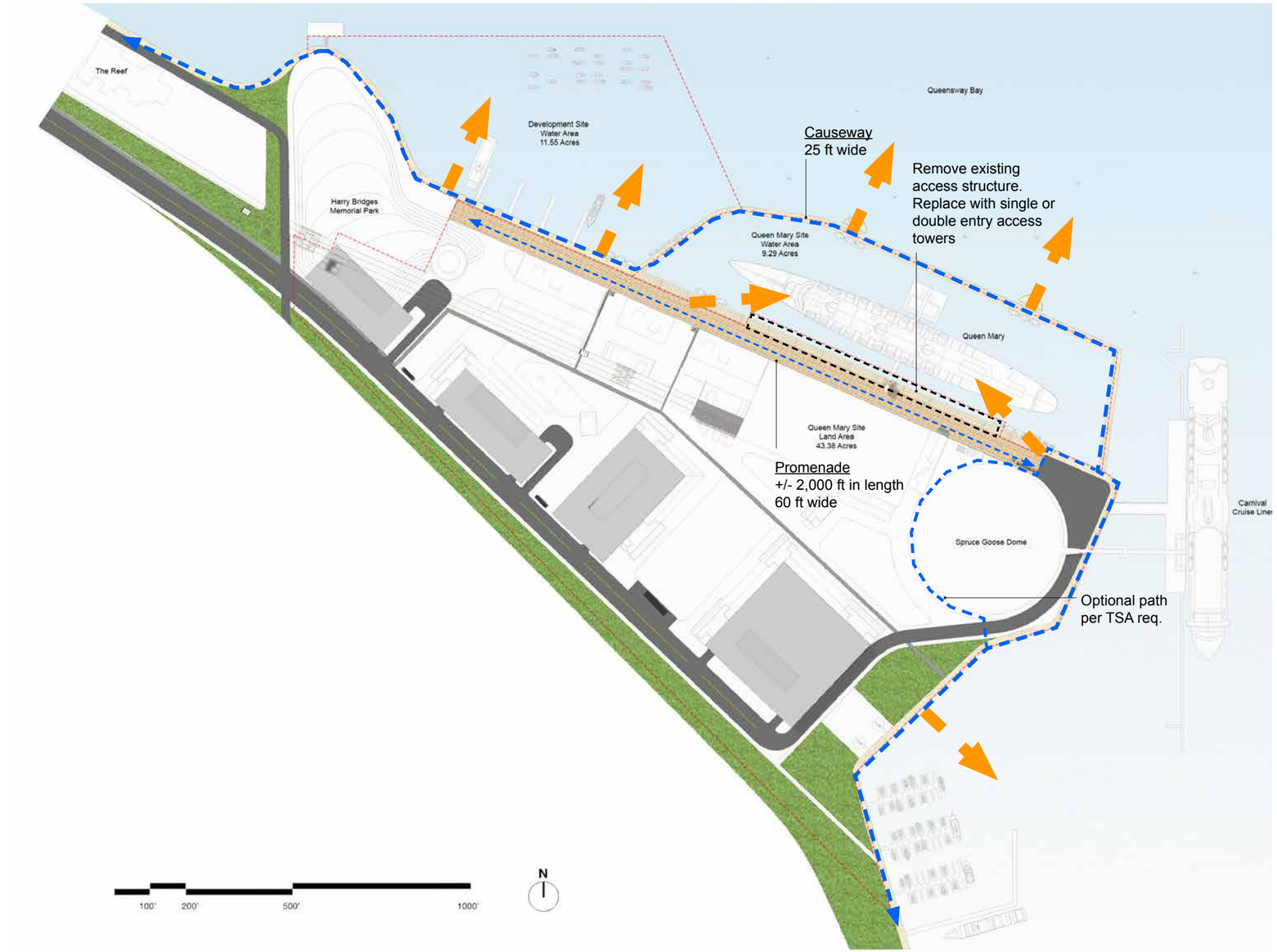
PROMENADE, CAUSEWAY & WATERFRONT AMENITIES

- Grand in width, but comfortable
- Various vantage points along length of promenade
- Seating, Standing, Strolling and Viewing areas integral to design
- A continuous path at the perimeter



View Corridors
Waterfront path

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PROMENADE VIEW SOUTH

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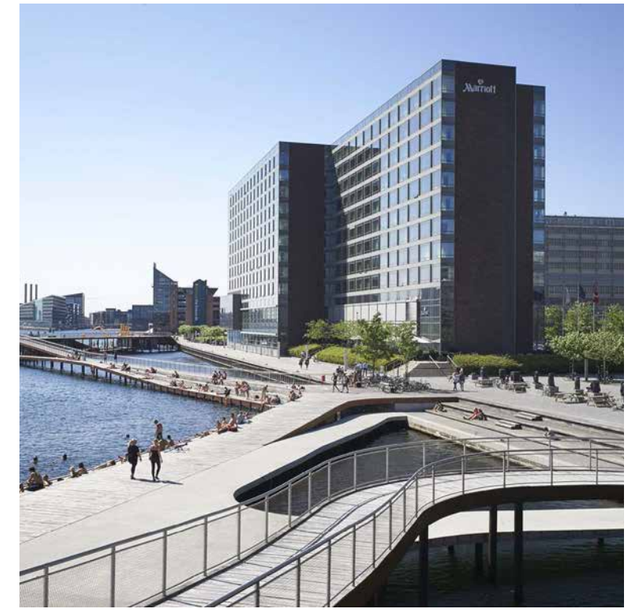
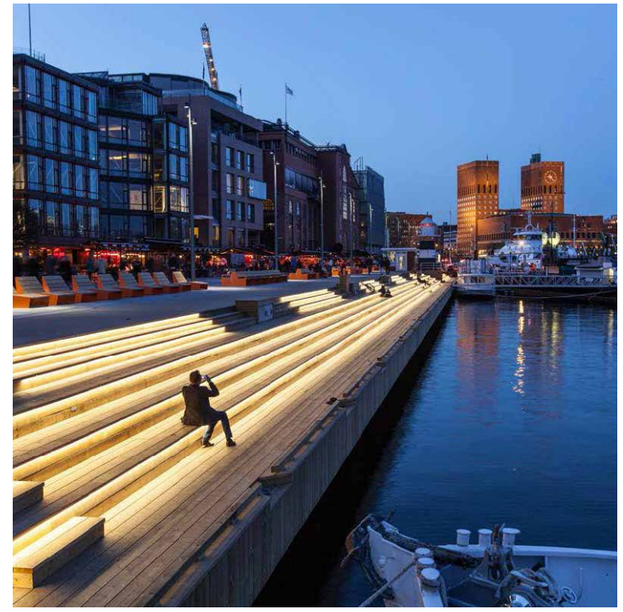
PROMENADE, CAUSEWAY & WATERFRONT- REFERENCE



PROMENADE, CAUSEWAY & WATERFRONT- REFERENCE



EVENT SPACE & GRAND LAWN

- Event space large enough for outdoor concerts
- Activates the site year round
- Central hub of activity
- Visual open space to draw people in
- Temporary structures for various activities
- Landscape to provide shade and comfort for lounging

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PRELIMINARY CONCEPTUAL SITE PLANNING PRINCIPLES

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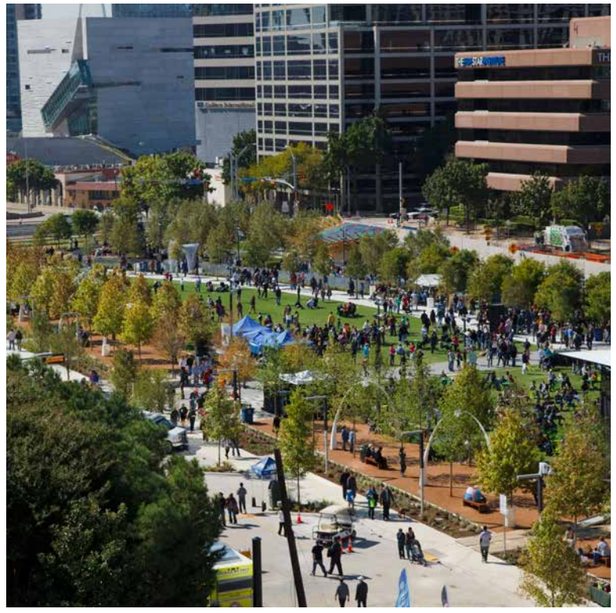
EVENT PLAZA

EVENT PLAZA / TEMPORARY MARKETS

EVENT SPACE & GRAND LAWN - REFERENCE



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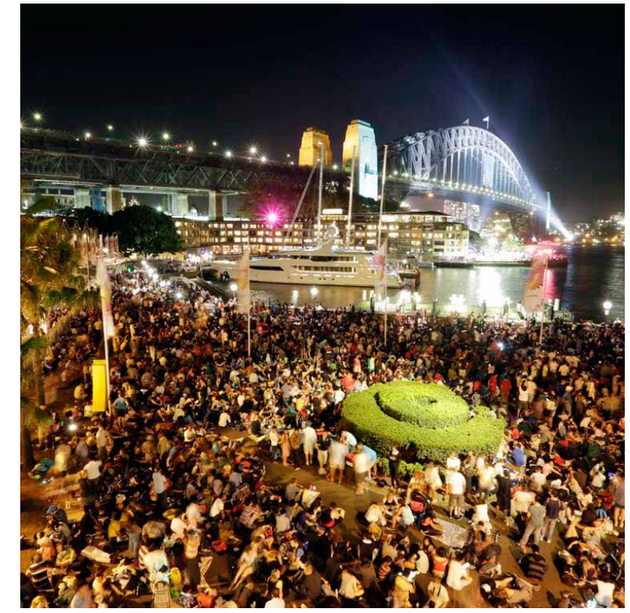
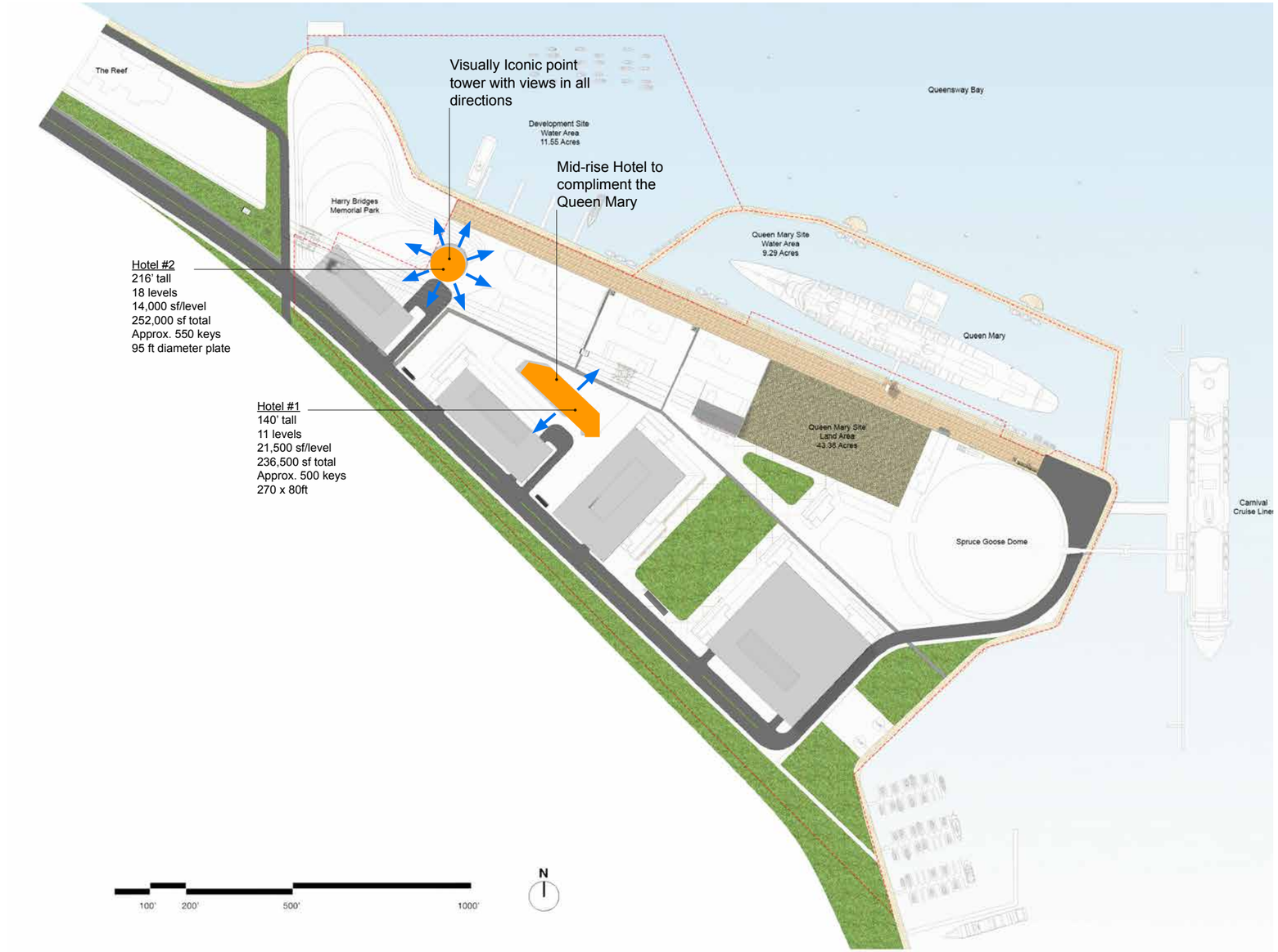


HOTEL(S)

- Potential for a 5-star + Mid-level Hotel to compliment the Queen Mary Hotel
- Anchor point along the waterfront with views in every direction
- A hotel in the park with dining terrace and amenities in the landscape
- Destinations within the property to compliment and activate the other functions



— — — View Corridors

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HARBOR VIEW / HOTEL ENTRY

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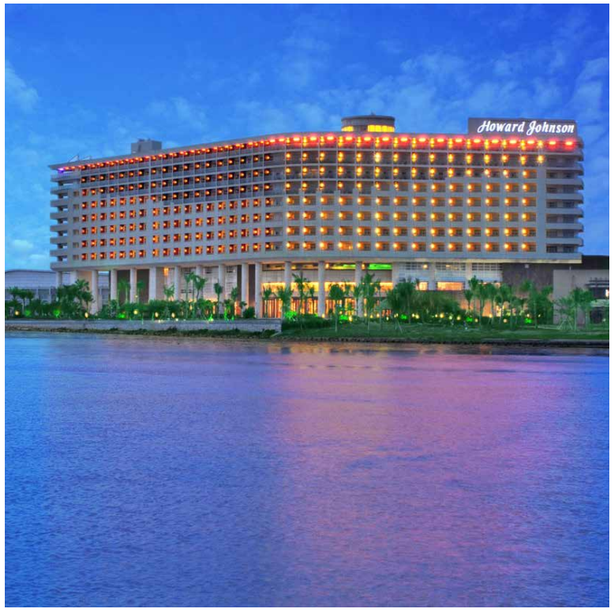
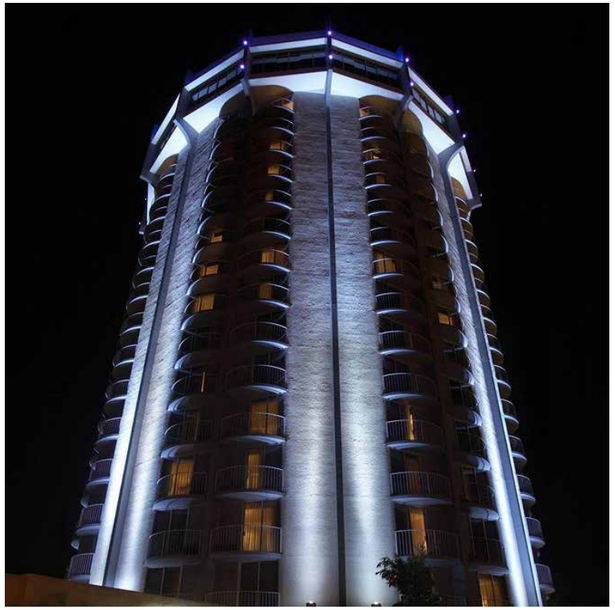
HOTEL(S) - REFERENCE





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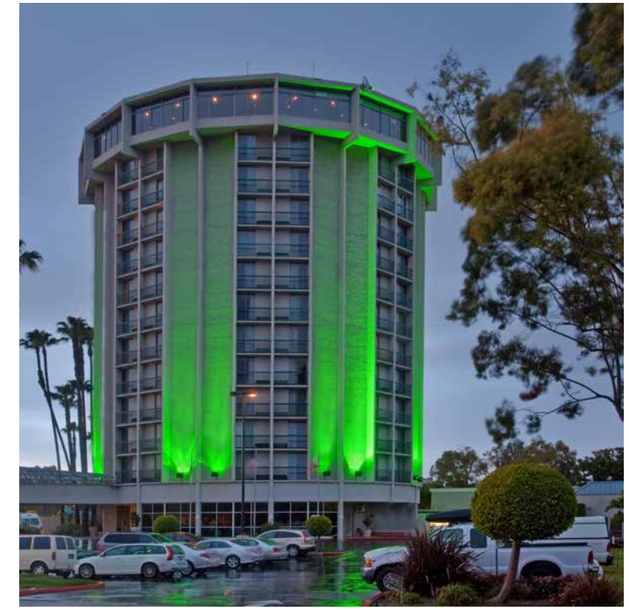

MIXED-USE FACILITIES

- Potential mixed-use, retail, commercial, leasable space
- Buildings attached to parking structures provide a visual buffer between parking and event space
- Highly flexible, programmable space with various access points
- Programmed to complement what is existing on the property

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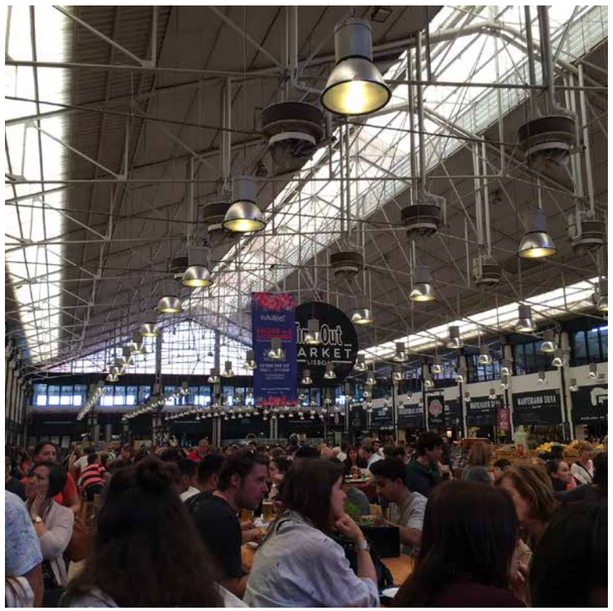
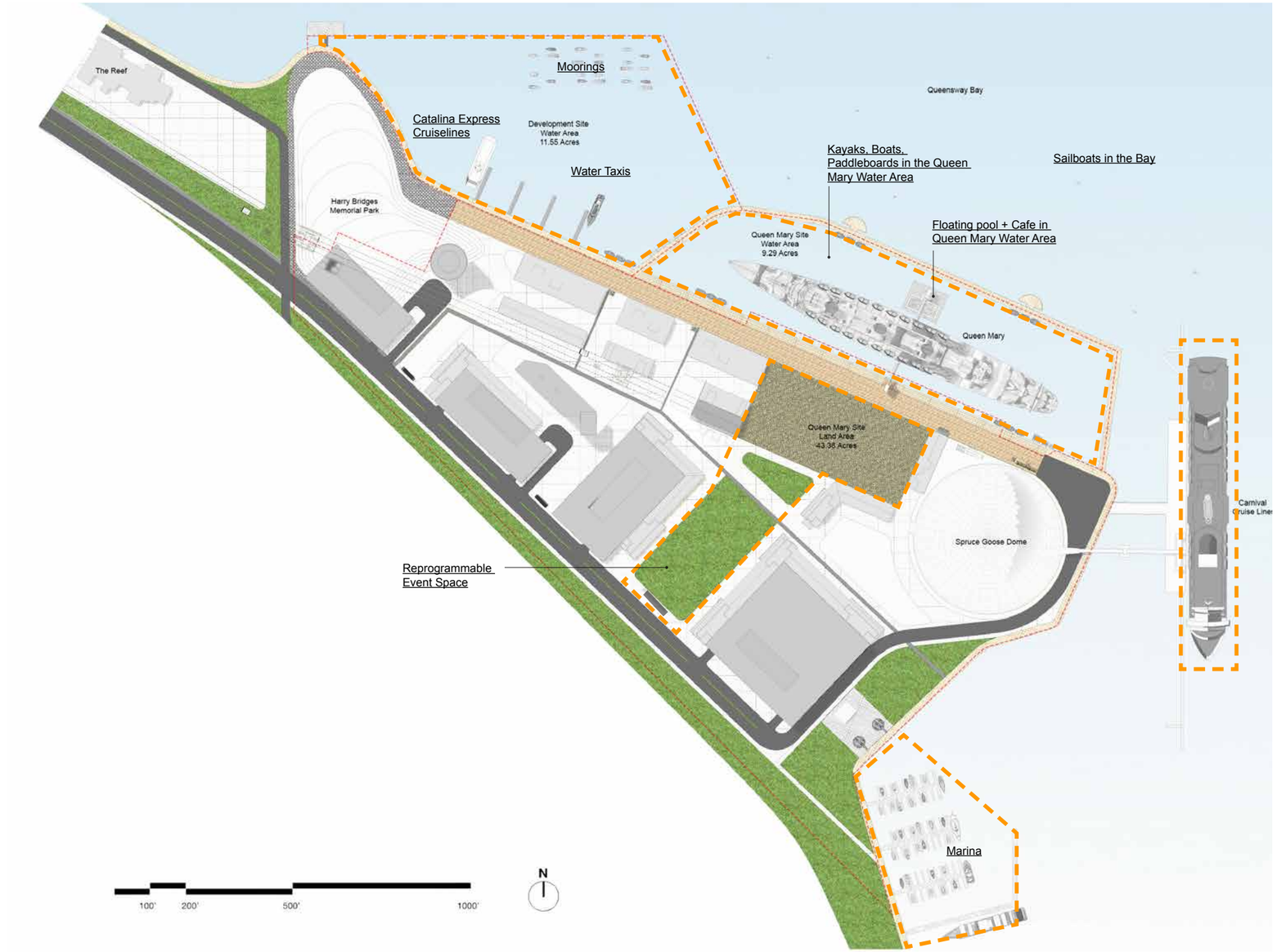
MIXED-USE FACILITIES - REFERENCE



MIXED-USE FACILITIES - REFERENCE

ENTERTAINMENT ZONE(S)

- Boats, Kayaks, Paddleboards and Sailboats within and around the Queen Mary
- Re-programmable, accessible fun zones with paid rentals
- Visual attraction from across the Bay



Entertainment zones

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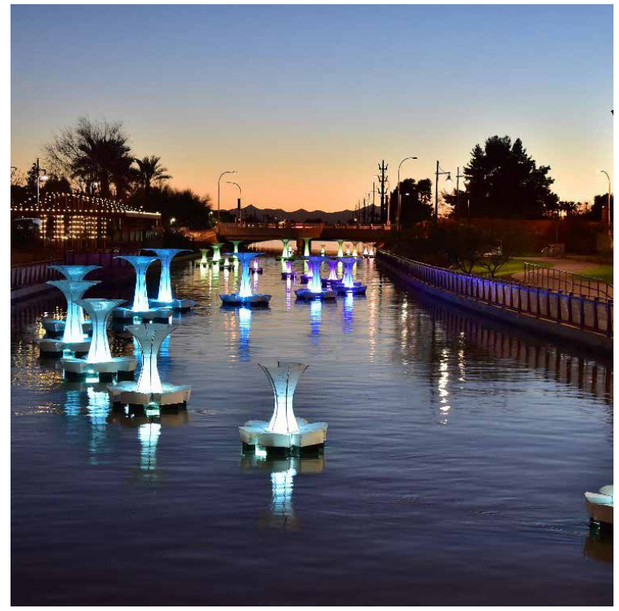
ENTERTAINMENT ZONE(S) - REFERENCE



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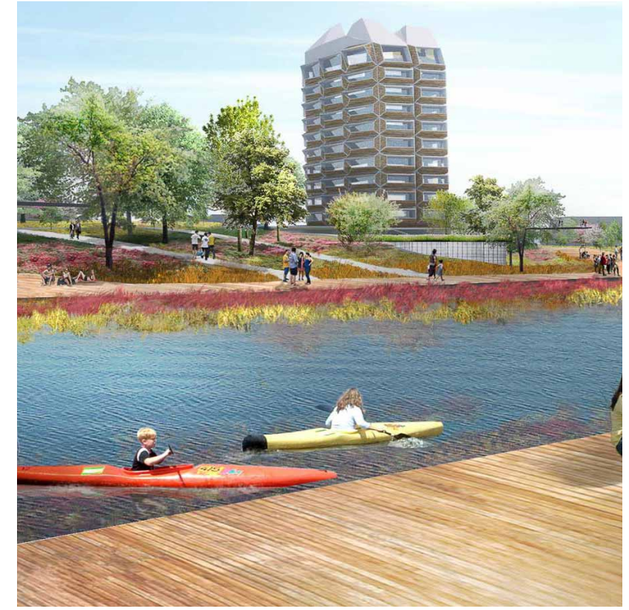
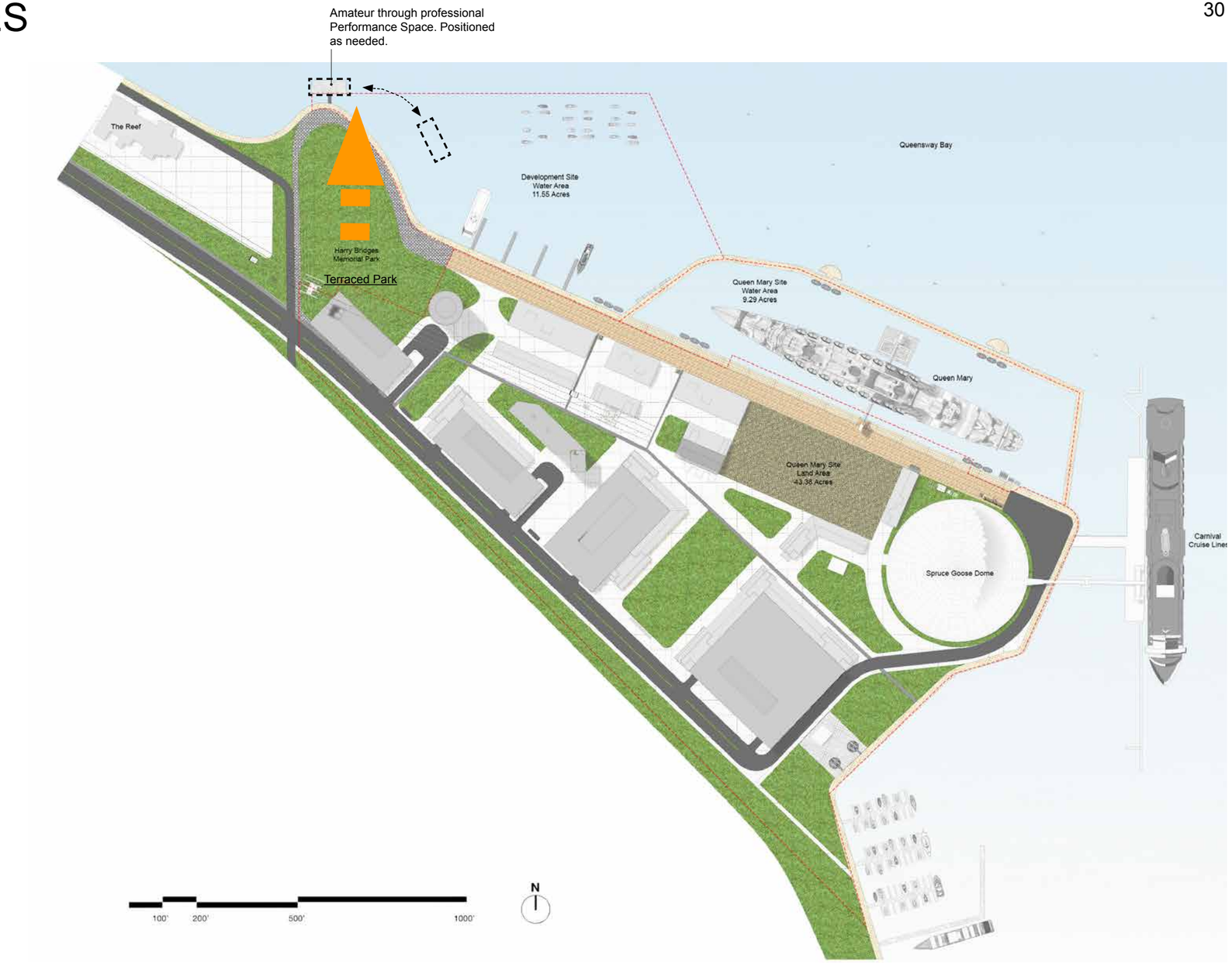


TERRACED PARK & GREEN SPACES

- Elevated views of the city and events
- Destination at the end of the promenade
- Amateur through Professional performance venue
- Alternative concert venue in park or floating in the water



View Corridors

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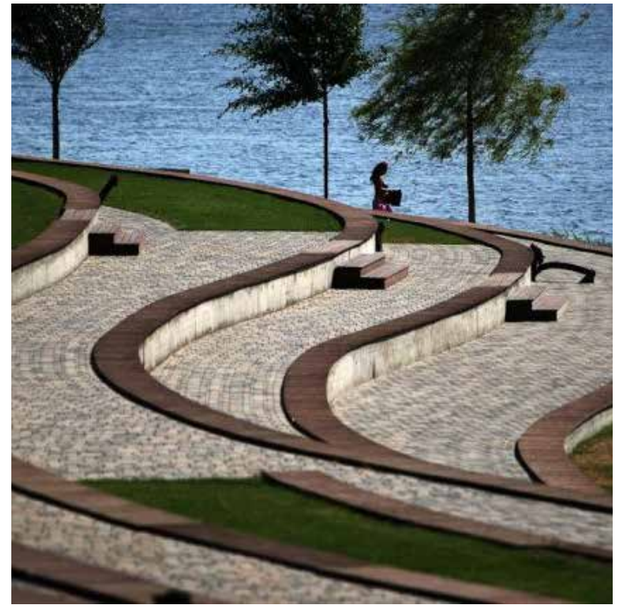
TERRACED PARK - REFERENCE



TERRACED PARK - REFERENCE

OVERVIEW FROM SOUTH

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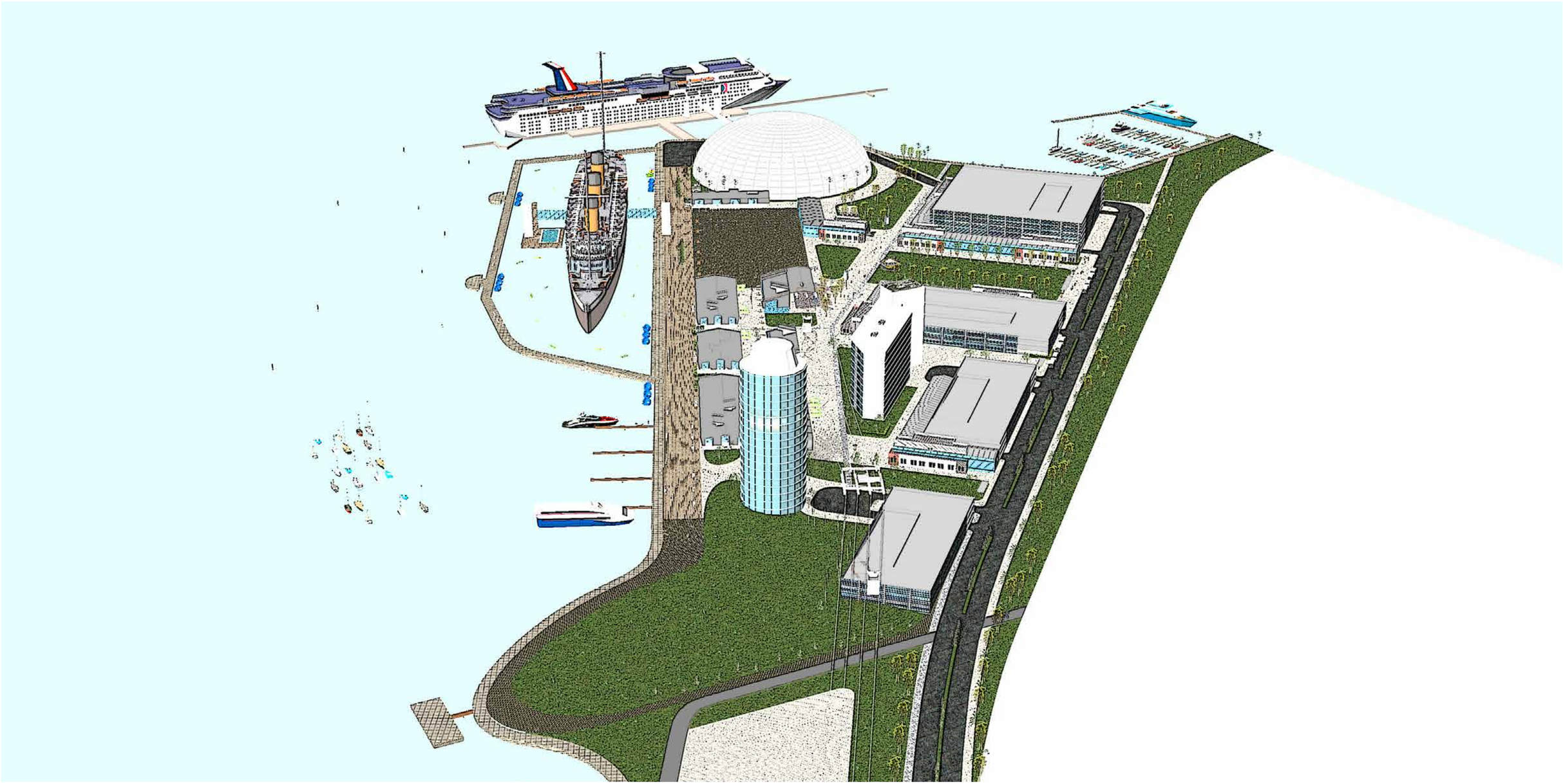
Queen Mary Land Development Task Force

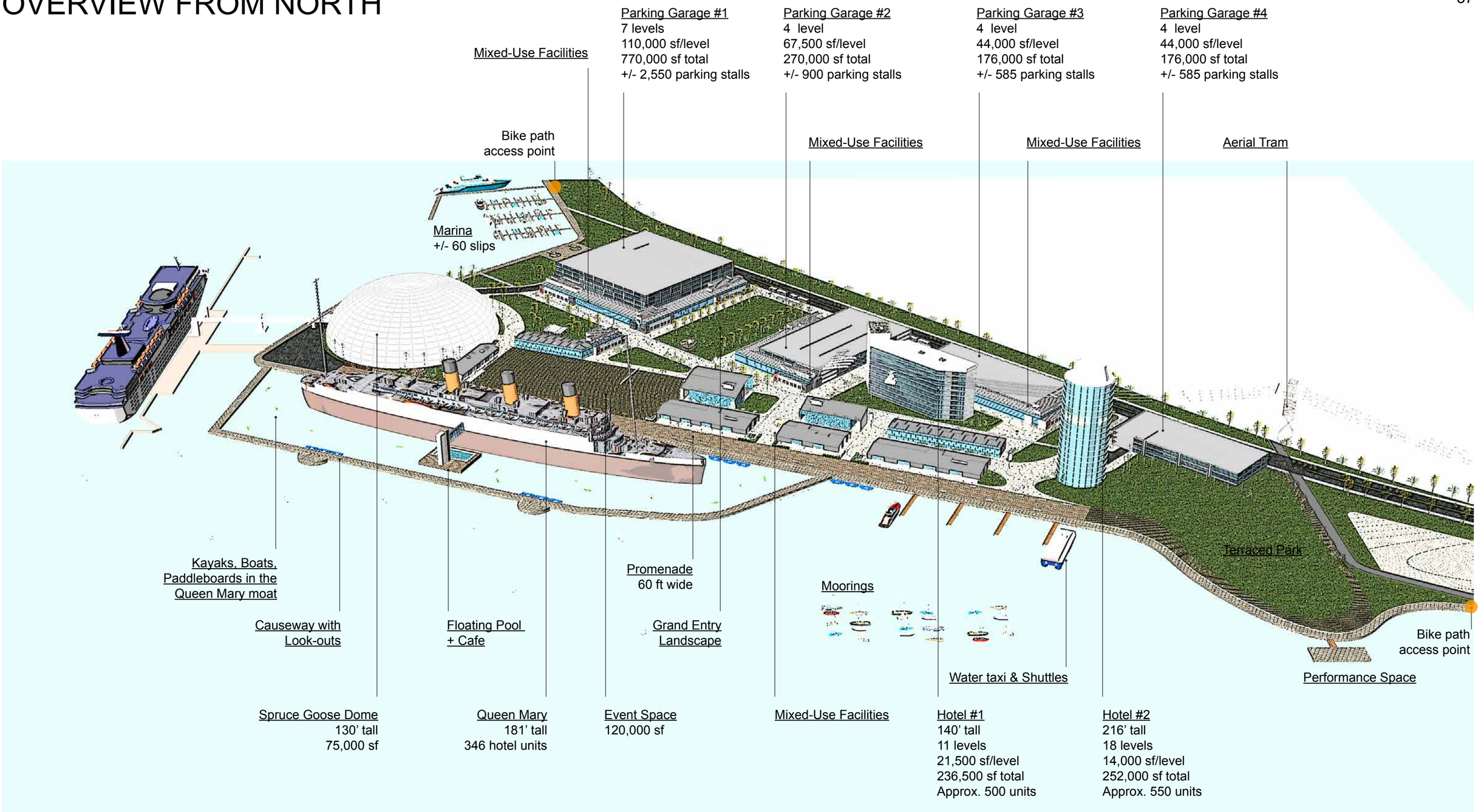
OVERVIEW FROM NORTHWEST



OVERVIEW FROM NORTHEAST

VIEW FROM DOWNTOWN

OVERVIEW FROM NORTH



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