

# 2301 Westwood Blvd. Los Angeles, CA 90064

Transit Oriented Community Project Summary - February 5th, 2019

## Project Introduction

Located at the southern corner of the intersection of Westwood Blvd and Tennessee Ave., the proposed project will transform a vacant building into a vibrant residential community that will be a model for sustainable urban living. The building is designed to foster connections to the natural environment, providing common garden spaces on the roof deck, minimizing natural gas consumption, and utilizing abundant solar energy to power the core functions of the building.

In addition, the design team is exploring building systems that reduce on-site waste, accelerate construction, maximize building energy performance, and minimize impact on the immediate as well as broader environment.

## Zoning Summary

### (Base Incentives)

#### 1A - Number of Dwelling Units

W/O TOC: 36  
W/ TOC: 62  
Proposed: 60

#### 1B - Floor Area Ratio (FAR)

W/O TOC: 1.5  
W/ TOC: 3.75  
Proposed: 3.75

#### 2A - Parking Requirements:

W/O TOC: Varies  
W/ TOC (res): .5 per unit  
W/ TOC (com): 30% reduction  
Proposed: 70

### (Additional Incentives)

#### 1A - Residential Side Yards

W/O TOC: 5' + 1' per Story  
W/ TOC: 5' (RAS)  
Proposed: 5'

#### 2A - Required Open Space

W/O TOC: 6,275 sf  
W/ TOC: 4,706 sf

#### 3A - Building Height

W/O TOC: 45'  
W/ TOC: 67'  
Proposed: 63'

#### 3B - Transitional Height

W/O TOC: 25' / 33' / 61'  
W/ TOC: 45° @ 25' H

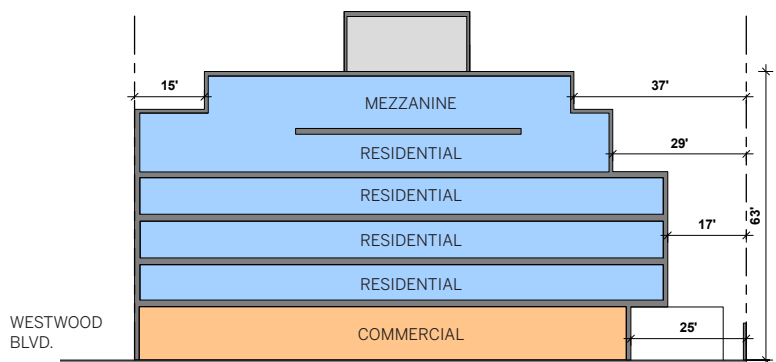
## Building Scenarios

All-Residential vs. Mixed Use



### ALL-RESIDENTIAL

6 stories / 63' Height  
60 units (10% affordable)  
70 parking spaces



### MIXED-USE

5 stories w/ mezzanine / 63' Height  
50 units (10% affordable)  
70 parking spaces  
6,700 sf ground floor commercial