

# Cabrillo Mixed Use Workforce Housing Development

May 24, 2011

# Property Information

- 1640 Cabrillo Avenue
- Downtown Redevelopment Project Area, Commercial Sector
- Size: 0.85 acre
- Purchased in October 2009

# Request for Proposal (RFP)

- RFP released on November 10, 2010
- Presubmission meeting December 6, 2010
- Seven proposals received:
  - Amcal Multi-Housing Inc.; American Communities
  - Linc Housing; Meta Housing; National Community Renaissance (National Core)
  - Related/Mar Ventures Inc.; Roem Corp.

# Evaluation Criteria

- Development Entity Experience
- Financial Capability and Stability
- Development Program and Project Management
- Design and Aesthetics
- Responsiveness to RFP
- Sustainability

# RFP-Development Program

- Development Concept
- Site Plans, Floor Plans, Elevations
- Commercial space
- Community space/rooms
- Residential unit mix
- Sustainable components
- Project Proforma/Development Budget



# Amcal Multi-Housing Inc. Cabrillo Perspective



1640 CABRILLO MIXED-USE  
TORRANCE, CA

SCHEME B - STREET PERSPECTIVE

CLIENT/DEVELOPER  
AMCAL MULTI-HOUSING, INC.  
DATE: JANUARY 13, 2011

ARCHITECT  
Wheeler Malcolm Architects, LLP  
JOB NO: 0000200



# American Communities Cabrillo Perspectives



ZSI ARCHITECTS  
ARCHITECTS

American Communities, LLC

11000 E. 15th Avenue, Suite 100  
Denver, CO 80231  
Tel: 303.751.1000  
Fax: 303.751.1001  
www.zsiarchitects.com

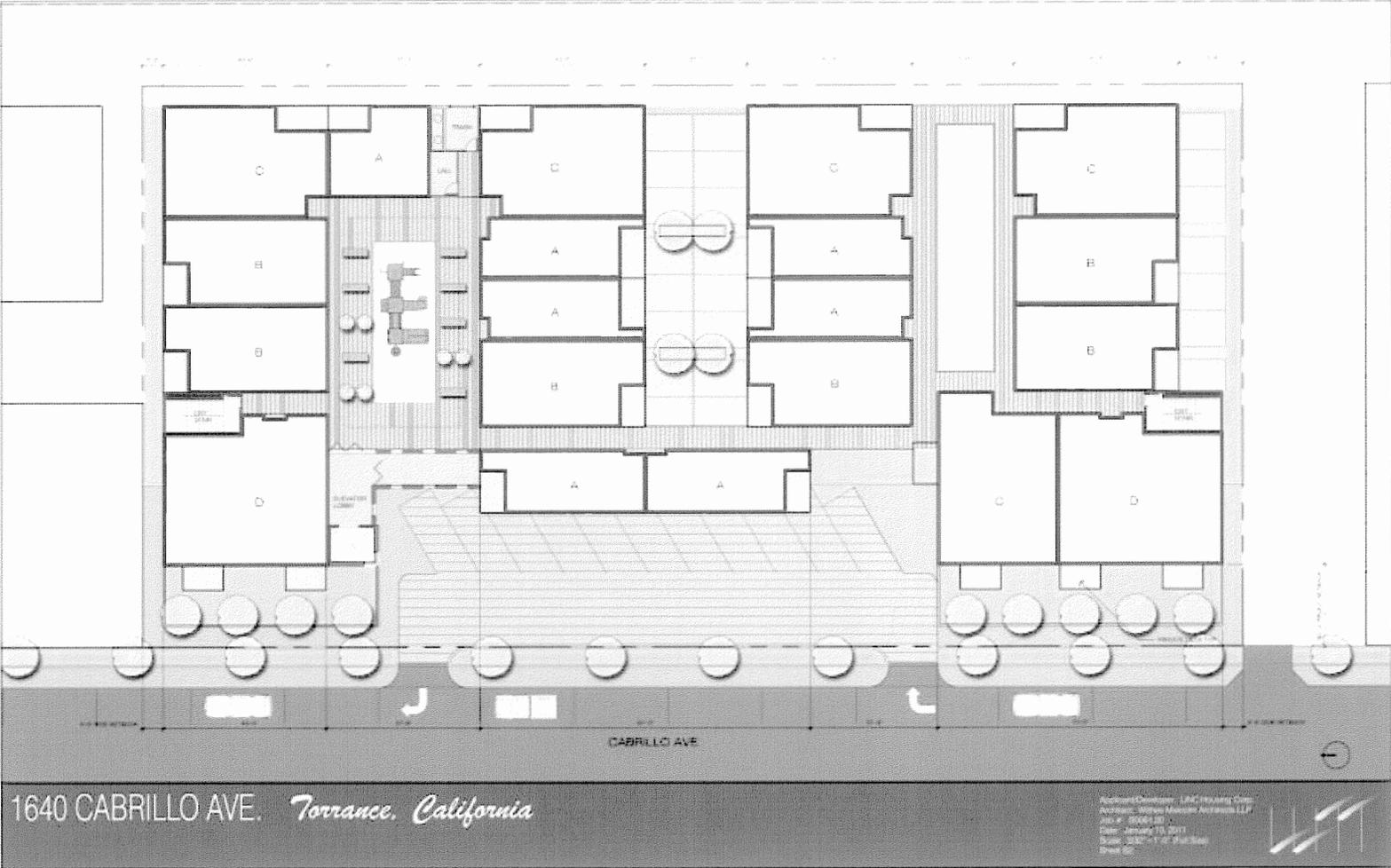
CONCEPT DESIGN

CABRILLO AVENUE APARTMENTS  
1102 CABRILLO AVENUE, TORRANCE, CA 90503

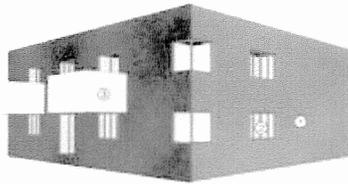
BUILDING  
PERSPECTIVES

A2.00

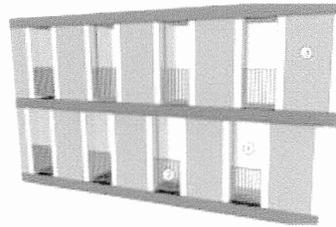
# Linc Housing Site Plan



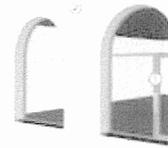
# Linc Housing Cabrillo Elevation & Perspectives



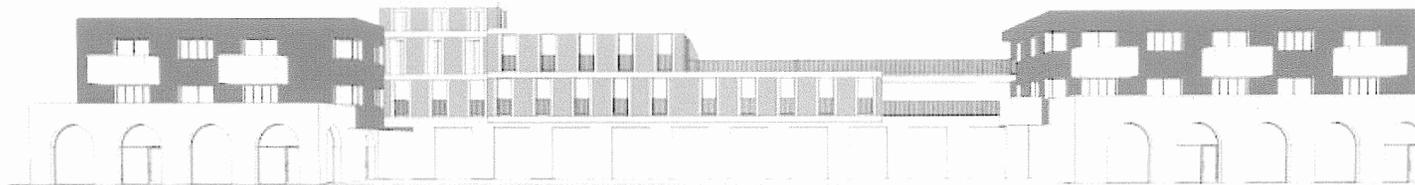
1. VERTICAL FINISH: BRICK-GRADE SLIPSTREAM STUCCO
2. CEILING FINISH: BRICK-GRADE SLIPSTREAM STUCCO
3. SMOOTH FINISH: STUCCO FINISH AT BALCONY



1. CORNER FINISH: DARK WITH LEAD ANTI-CORROSION FINISH
2. PAINTED METAL GALVANEUM
3. FLOOR FINISH: POLISHED CONCRETE
4. APPLICATION: PALE YELLOW, SEE PLAN



1. FINISH: BRICK-GRADE SLIPSTREAM STUCCO
2. APPLICATION: PALE YELLOW, SEE PLAN



1640 CABRILLO AVE. *Torrance, California*

Architect: Linc Housing Co.  
 Address: 1640 Cabrillo Avenue, L.P.  
 Date: January 15, 2011  
 Scale: Not to Scale  
 Sheet: E1





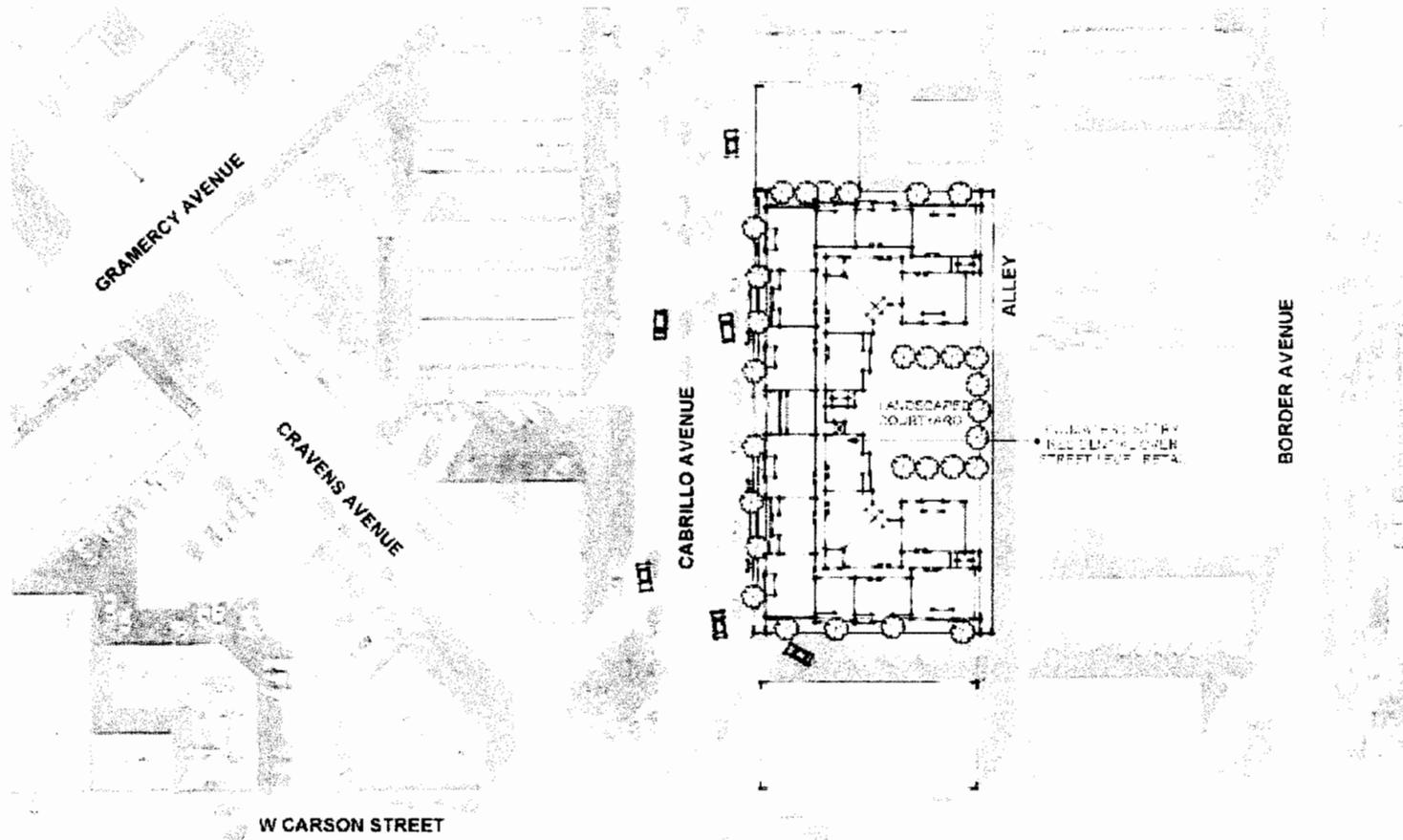
# Meta Housing Cabrillo Perspective



CABRILLO AVENUE PERSPECTIVE ①

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# National Community Renaissance Site Plan



W CARSON STREET

CONTEXTURAL SITE PLAN

NOT SCALE  
DATE: 10/11/11  
DRAWN BY: [Name]  
CHECKED BY: [Name]

LPA

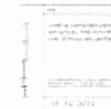
# National Community Renaissance Cabrillo Perspective



**CABRILLO AVENUE STREET VIEW C**

NATIONAL COMMUNITY RENAISSANCE  
CABRILLO MIXED USE WORKFORCE HOUSING  
TORRANCE, CA

July 19, 2014



**LPA**

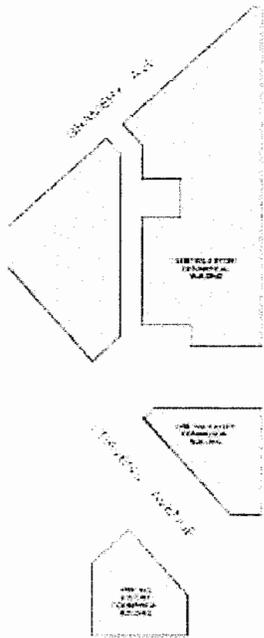
Architecture  
Planning  
Interior Design  
Landscape Architecture  
Engineering

1000 California Street, Suite 1000  
San Francisco, CA 94108

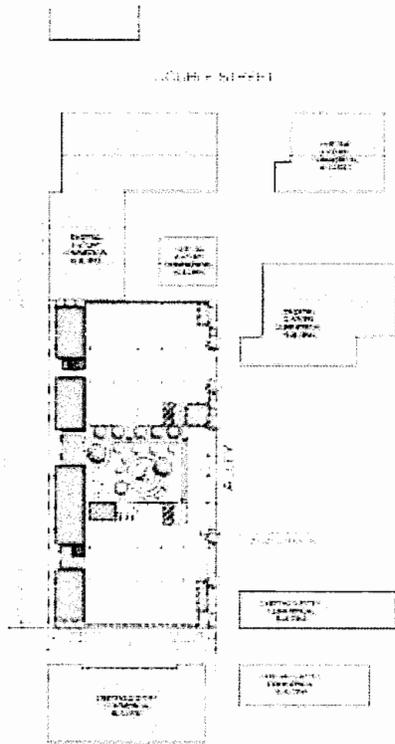
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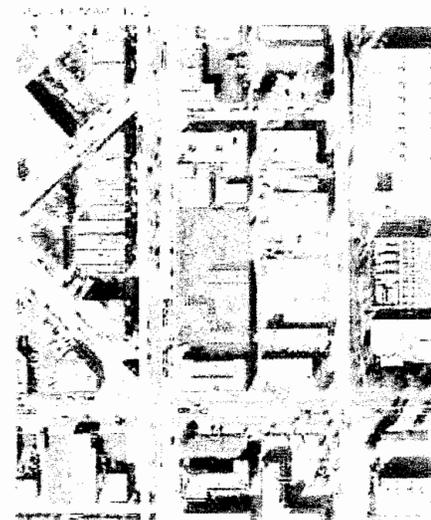
# Related/Mar Ventures Inc. Site Plan



LOT 1, 2, 3



LOT 1, 2, 3



PROJECT SUMMARY (SITE PLAN)  
 CARLTON KED. USE  
 WORK-FORCE HOUSING RFP

**RELATED**  
 CONSULTING ENGINEERS ARCHITECTS  
 1000 SHEPPARD AVENUE EAST  
 SUITE 1000  
 SCARBOROUGH, ONTARIO M1B 3Y1  
 TEL: (416) 291-1111  
 WWW.RELATED.CA

# Related/Mar Ventures Inc. Cabrillo Perspective



AERIAL VIEW

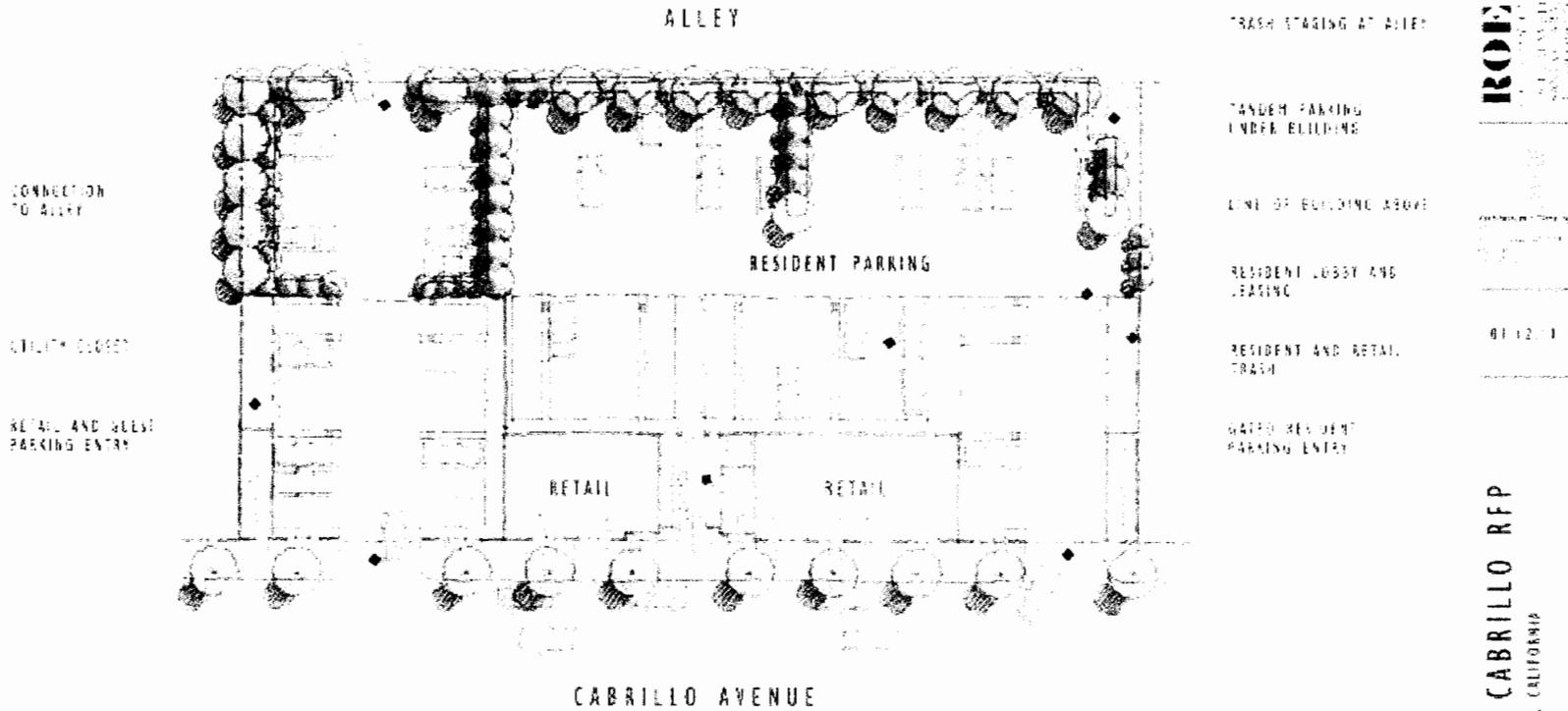
CABRILLO MIXED-USE  
WORK FORCE HOUSING RFP  
1/20/11

**RELATED**  
18201 North Kerman Avenue, Suite 303, Irvine, CA 92612  
Tel: (949) 990-1272

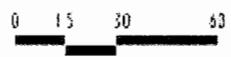
**Withee McEorm Architects, LLP**  
2251 W. 19th Street  
Tombauca, CA 95504  
Tel: (213) 211-8895  
Fax: (213) 217-3495

JOB NO: 18069  
DATE: January 17, 2011  
REVISED: January 12, 2011

# Roem Corporation Ground Level Plan



SITE AREA		PROJECT SUMMARY	
37,253 S.F.	1.85 ACRES	1 BEDROOM UNITS	6 @ 1 SPACE/UNIT = 6
		2 BEDROOM UNITS	19 @ 2 SPACES/UNIT TANDEM = 38
		3 BEDROOM UNITS	12 @ 2 SPACES/UNIT TANDEM = 24
		<b>TOTAL</b>	<b>34 UNITS</b>
<b>RETAIL AREA</b>	<b>3,700 S.F.</b>		<b>63 SPACES</b>
	<b>EST. ON-SITE AREA:</b>		
<b>RETAIL PROJECT PARKING:</b>	<b>24 SPACES</b>		



**ROEM**  
CORPORATION  
1640 CABRILLO AVENUE  
FOUNTAINE, CALIFORNIA 92520

**1640 CABRILLO RFP**  
FOUNTAINE, CALIFORNIA

SITE PLAN

A 1.0

# Roem Corporation Cabrillo Perspective

COMMUNITY ROOF DECK  
OVER COMMUNITY ROOM

1 STORIES OF STACKED  
FLATS OVER 1 LEVEL OF  
RETAIL AND PARKING



RETAIL/GUEST  
PARKING ENTRY

RESIDENTIAL LOBBY

RETAIL AT 1ST FLOOR

RESIDENTIAL  
PARKING ENTRY

**ROEM**  
CORPORATION  
1650 E. AVENUE 11TH ST  
SANTA ANA, CA  
Tel: (407) 984-5600

**UIC**  
Architecture + Planning  
1111 11th St  
Santa Ana, CA 92701  
Tel: (714) 755-1111

01.12.11

1640 CABRILLO RFP  
TORRANCE, CALIFORNIA

RENDERING

A 2.1

# Questions