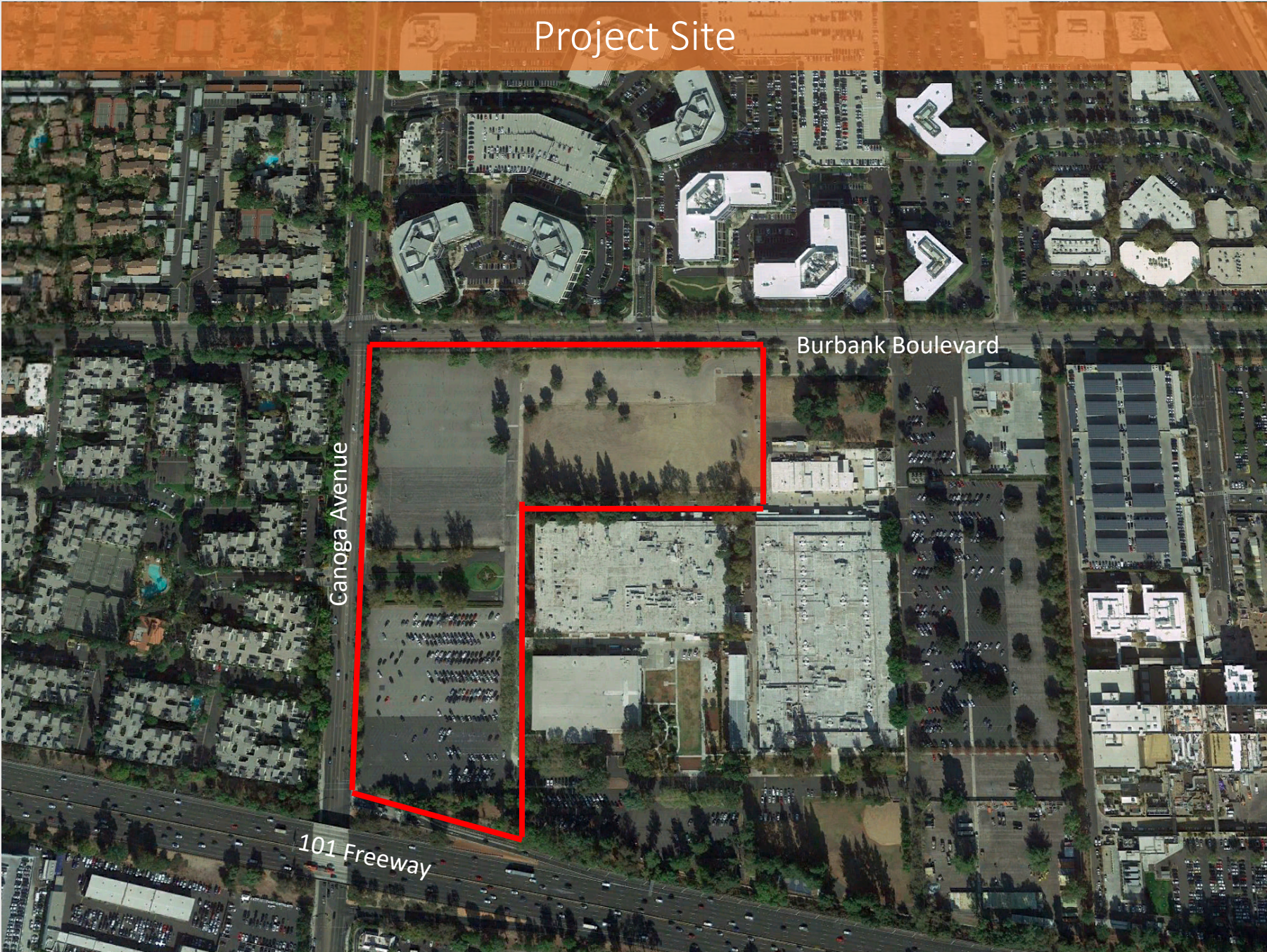


Spieker Senior Continuing Care Community  
Warner Center  
5490-6500 Canoga Avenue

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WHWCNC PLUM Committee  
July 2, 2020

Project Site

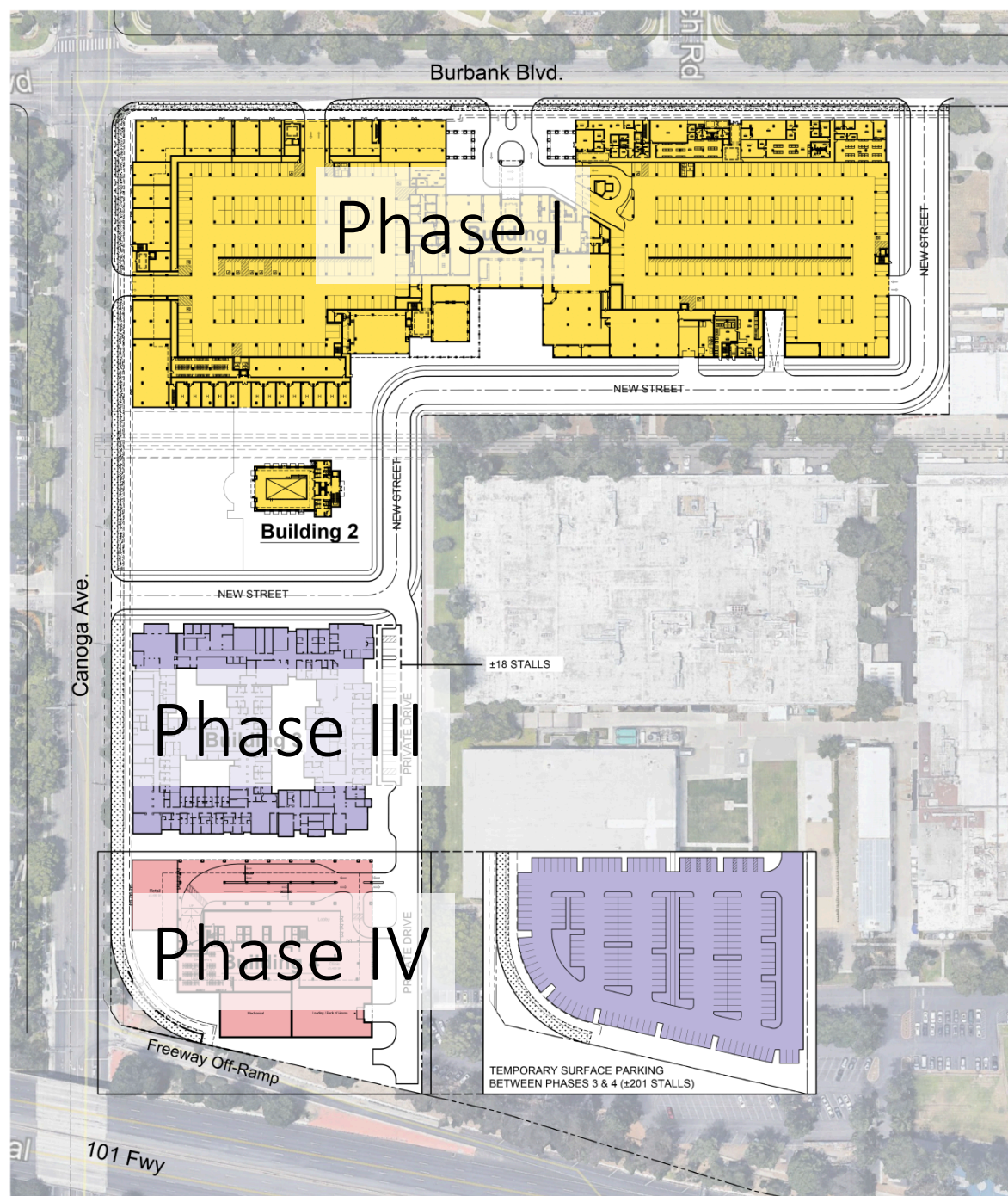


Canoga Avenue

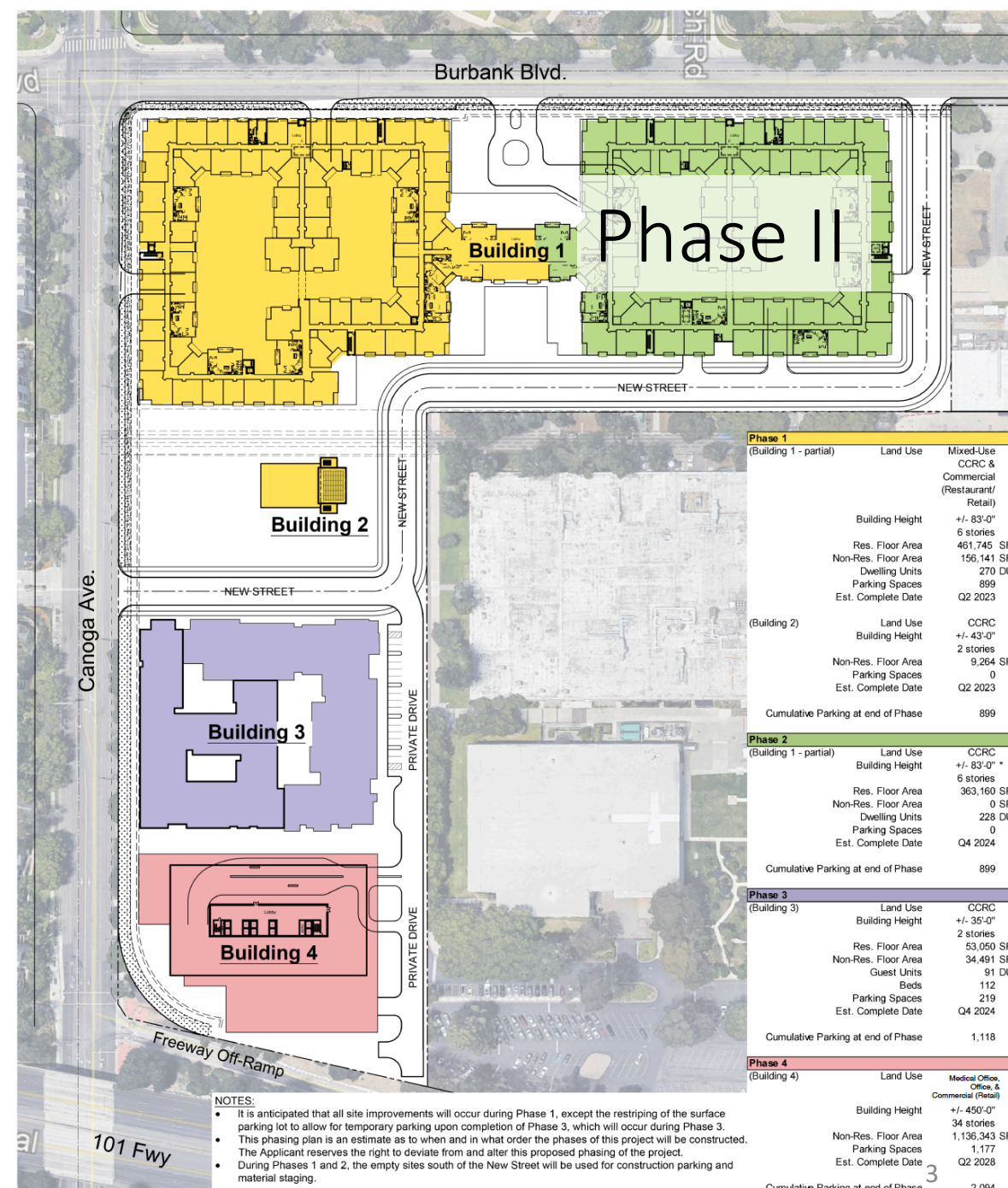
Burbank Boulevard

101 Freeway





Ground Level



Podium Level

Phase	Building	Land Use	Building Height	Res. Floor Area	Non-Res. Floor Area	Dwelling Units	Parking Spaces	Est. Complete Date	Cumulative Parking at end of Phase
Phase 1	(Building 1 - partial)	Mixed-Use	+/- 83'-0"	461,745 SF	156,141 SF	270 DU	899	Q2 2023	899
		CCRC & Commercial (Restaurant/Retail)	6 stories						
(Building 2)		CCRC	+/- 43'-0"	9,264 SF	0	0	0	Q2 2023	899
		2 stories							
Phase 2	(Building 1 - partial)	CCRC	+/- 83'-0" *	363,160 SF	0 SF	228 DU	0	Q4 2024	899
		6 stories							
Phase 3	(Building 3)	CCRC	+/- 35'-0"	53,050 SF	34,491 SF	91 DU	112	Q4 2024	1,118
		2 stories							
Phase 4	(Building 4)	Medical Office, Office, & Commercial (Retail)	+/- 450'-0"	1,136,343 SF	1,177	0	0	Q2 2028	2,094
		34 stories							

- NOTES:**
- It is anticipated that all site improvements will occur during Phase 1, except the restriping of the surface parking lot to allow for temporary parking upon completion of Phase 3, which will occur during Phase 3.
  - This phasing plan is an estimate as to when and in what order the phases of this project will be constructed. The Applicant reserves the right to deviate from and alter this proposed phasing of the project.
  - During Phases 1 and 2, the empty sites south of the New Street will be used for construction parking and material staging.

\* The total height of Phase 2 upon completion is 83'-0", consisting of 61'-0" wood construction (dwelling units) atop a 22'-0" podium. Entire podium to be constructed during Phase 1.



# Project Changes Pursuant to June 18<sup>th</sup> Feedback



## Building 1

10-12 feet in height added

Articulation of the roofline across 85% of the Street Frontage, ranging from 2.5-6 feet above the lowest roof height

Enhanced architecture



## PAOS

10 short-term bicycle parking spaces relocated to adjacent to the Park - total of 20 short-term bicycle parking spaces located immediately adjacent to the park



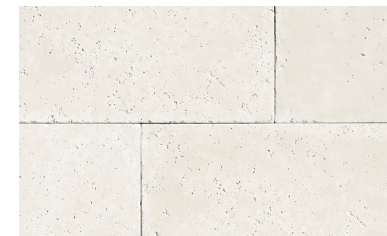
## Landscape

24 Palm Trees to be replaced by Jacaranda Trees

Added trees and enhanced landscaping for Phase III temporary surface parking



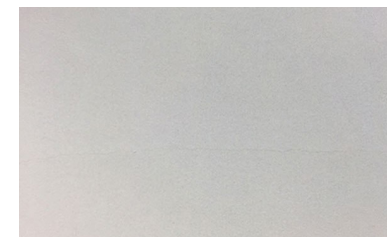
1 BRICK VENEER



2 STONE VENEER



3 METAL PANEL



4 SMOOTH STUCCO



5 STUCCO

# Corner of Burbank Boulevard and Canoga Avenue



Pedestrian  
Experience on  
Canoga Avenue  
at Burbank  
Boulevard

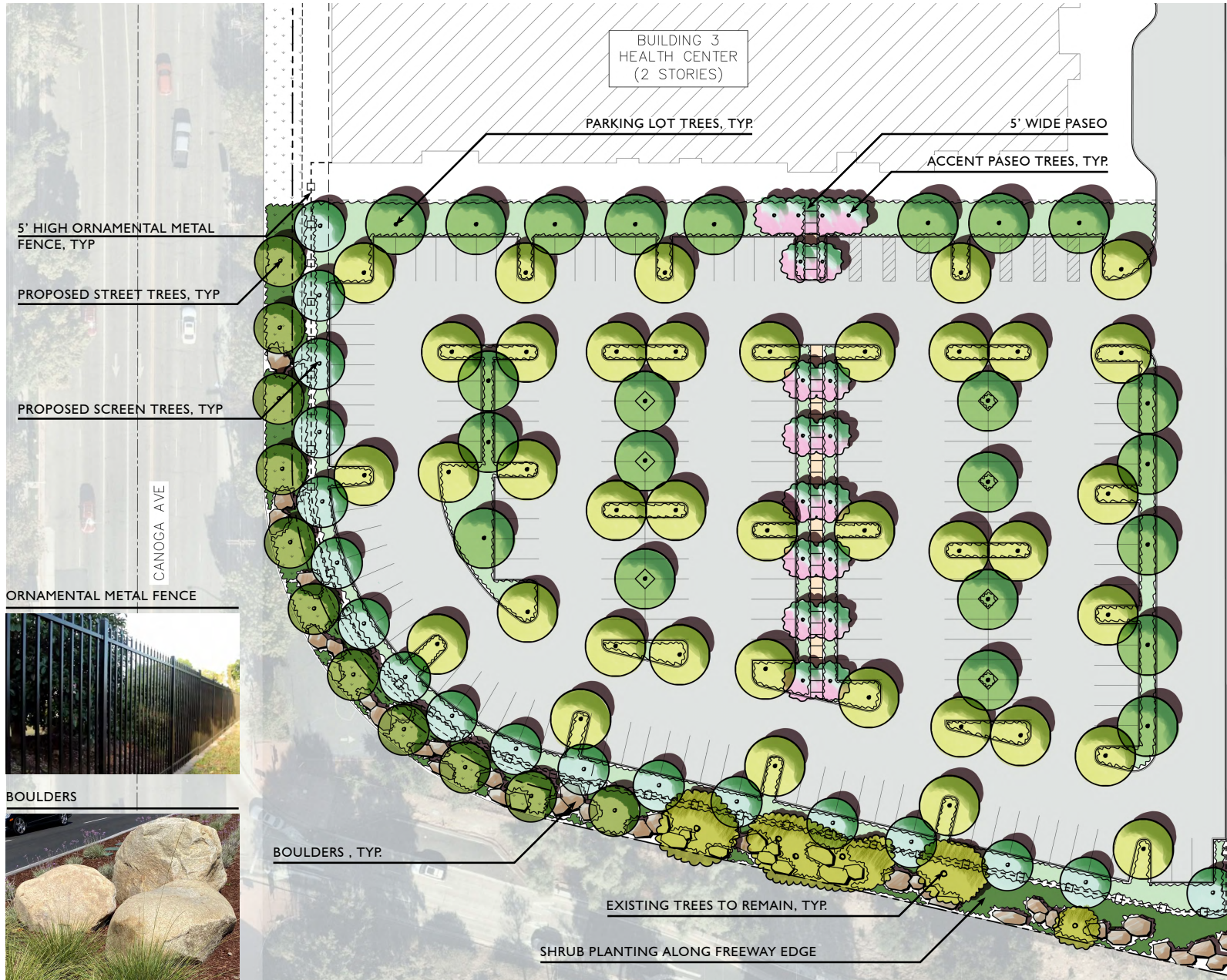




MAGILIGHT

View of Buildings 1 and 2 and the PAOS Park facing NE on Canoga Avenue





### LEGEND & SYMBOLS

- FUTURE RIGHT-OF-WAY
- PROPOSED SIDEWALK EASEMENT
- EXISTING EASEMENT
- STREET CENTERLINE
- BUILDING SETBACK
- PROPOSED BUILDING
- PARKING COUNT

TOTAL STANDARD STALLS: 193  
 TOTAL ACCESSIBLE STALLS: 8  
 TOTAL PARKING STALLS: 201

#### STREET TREE



*Fraxinus angustifolia*  
 'Raywood'  
 Raywood Ash

#### SCREEN TREE



*Melaleuca quinquenervia*  
 Paperbark Tree

#### PARKING LOT TREES



*Pistacia chinensis*  
 Chinese Pistache



*Ulmus parvifolia* 'Frontier'  
 Frontier Elm

#### ACCENT PASEO TREE



*Lagerstroemia indica x fauriei* 'Tuscarora'  
 Crape Myrtle

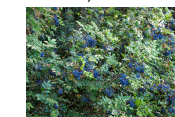
#### SHRUB PLANTING ALONG FREEWAY EDGE



*Rhamnus californica* 'Eve Case'  
 Coffeeberry



*Ceanothus griseus* var. *horizontalis* 'Yankee Point'  
 Yankee Point Ceanothus



*Mahonia aquifolium*  
 Holly-leaved Barberry



*Muhlenbergia dubia*  
 Pine Muhly

*THANK YOU*

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# Phase II View of Building 1 Facing S on Burbank Boulevard

# Perspectives at Buildout



Burbank Boulevard Facing S.



Facing the SW Corner of the Project Site

