

the arroyo santa monica, california

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CRP 202
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Winter 2020

development data

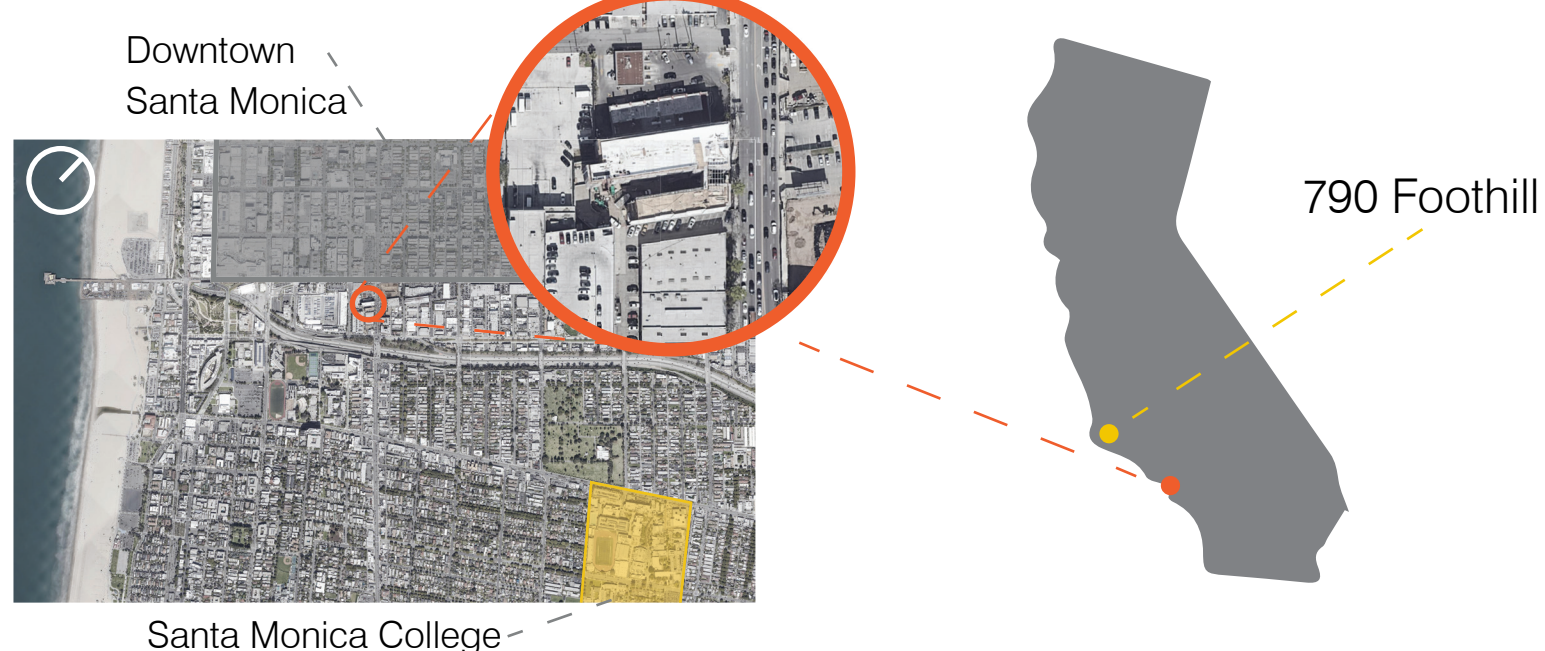
Completed construction in 2018 with LEED Platinum certification

Designed by Koning-Eizenberg group, a Santa Monica based architecture firm

Southern California; Warm Climate



the arroyo



55,700 square feet

\$40 million, \$718 per square foot

64 units, all low income or very-low income

FAR is 1.8 (zoned for 2.75)

Density of 50 units per acre

60% lot coverage, 40% public space

sustainability



Solar Panel implementation for both heating water and generating electricity



Artificial lighting fixtures and other appliances are all high efficiency



Enhanced air filtration and low VOC materials improve interior air quality



In-ground drought tolerant non-invasive plantings reduce water demand

public space

Family-oriented open space with recreational equipment, including a basketball hoop and picnic tables

40% of lot devoted to open space

2 transit stops within 1 block

Bicycle lanes on adjacent roads

Located less than 4 blocks from newly constructed light-rail station



Vertical access through stairways



architecture

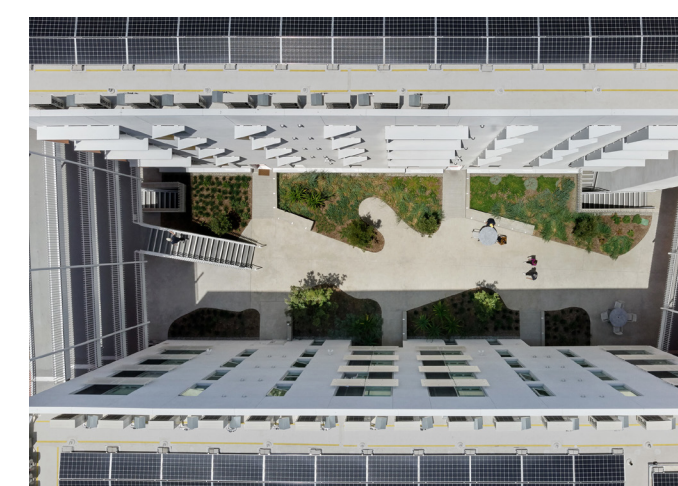
The Arroyo is a contemporary residential development. It highlights the Southern California charm native to Santa Monica. It incorporates bright orange and yellow on a white canvas. The shape of the building is rooted in acknowledgement of the human scale, while at the same time providing a unique, modern facade.



The staircase breaks up the facade and references human scale in its dimensions



The Arroyo's central courtyard shows its devotion to a walkable landscape and environment



A corner unit used as a community room utilizes a vast window, maximizing natural light



takeaways

Because of the nice climate, it's important to take advantage of the solar energy in heating and powering dwelling units.

From another perspective, it's a good idea to plant landscaping that is resistant to drought, as there are dry seasons in San Luis Obispo.

The Arroyo is similarly located next to a College, like 790 Foothill.

But instead of focusing on student housing, it uses a mix of ages to create a more well-rounded community. One thing to look into may be intergenerational housing at the 790 Foothill development.

Utilizing the large lot size to increase open space within the development.

It's important to foster a bike-centric community, and it's doable through installing bike racks and lockers.

When designing the building, it's advisable to keep the architecture complimentary to its surroundings so as to not ruin the character of the neighborhood.

Similarly, retaining the sense of human scale in architecture makes for a more people-centered development.

Seek to maximize the ground floor window coverage.