

# PACIFIC LANDING

100% AFFORDABLE HOUSING  
SANTA MONICA, CA







**Project Date**  
2023

**Program**  
37 residences for people in need along with social services and amenities

**Project Size**  
42,000 sq ft

**Site Conditions**  
New housing to replace a gas station on an urban infill lot

Pacific Landing is a mixed-use, Net Zero, LEED Platinum, 100% affordable housing project designed for people living with disabilities and those on limited incomes. Located on Lincoln Boulevard in Santa Monica, the building is within proximity to downtown Santa Monica and the beach. The project was developed by Community Corp of Santa Monica, a local non-profit developer. The 4-story, 42,000-square-foot building replaced a gas station that once occupied the 14,160-square-foot (contaminated) corner lot. Thirty-seven residences are provided for families in need.

The forms of the building are reminiscent of iconic home imagery, now reinterpreted in a new composition that represents a new way of seeing affordable housing. The massing of the building is broken down into several smaller components. The volumes are separated by voids, each accentuated with greenspaces. An interior courtyard at the ground level provides a landscaped respite for the residents. All the units are accessed from the central courtyard which serves as shared space for the residents and includes a playground for children.

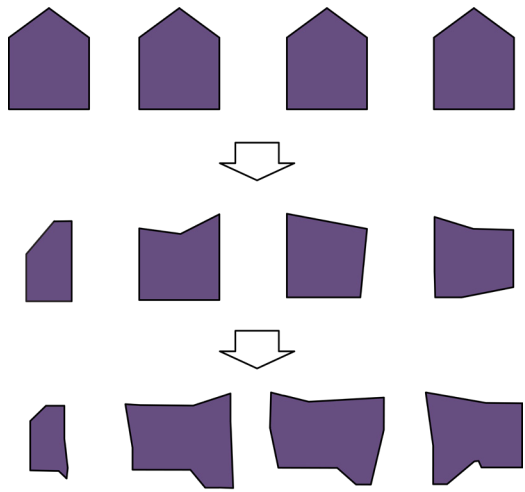
Social services, a café, and other amenities are located at the ground level. Parking is provided below grade. Ample common spaces are located throughout the building and at the rooftop terrace that opens to the North, with views out to the Santa Monica Mountains and to the Pacific Ocean in the distance. The building was designed to make use of both passive and active sustainable strategies, resulting in a LEED Platinum designation. The all-electric building is Net Zero.



SITE PLAN



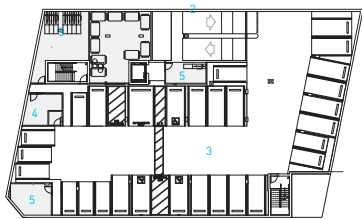




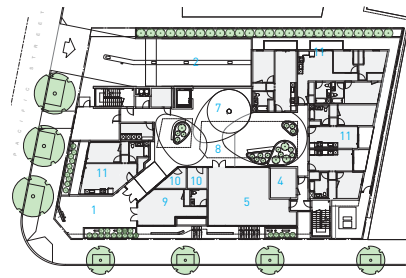
DERIVATION OF FORM



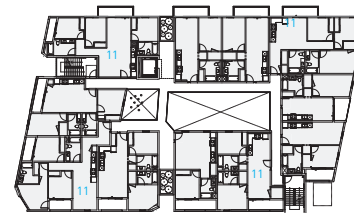




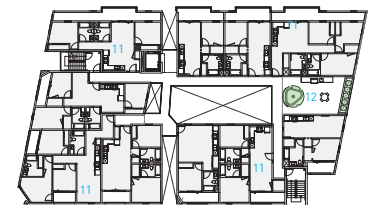
BASEMENT PLAN



GROUND FLOOR PLAN



SECOND/THIRD FLOOR PLAN



FOURTH FLOOR PLAN

- 1. LOBBY 2. DRIVEWAY 3. PARKING LOT 4. MAINTENANCE ROOM 5. BICYCLE ROOM 6. COMMUNITY ROOM 7. CHILDREN'S PLAY AREA
- 8. COURTYARD 9. CAFE 10. OFFICES 11. RESIDENTIAL 12. ROOF TERRACE / EDIBLE GARDEN

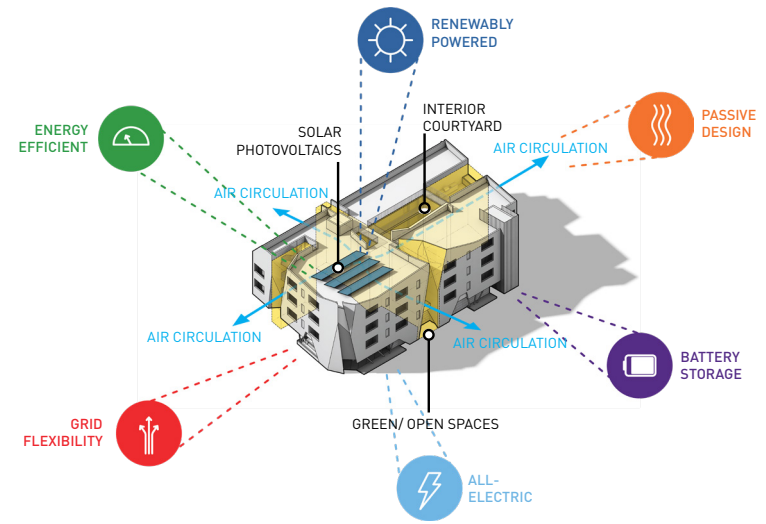






# NET ZERO | LEED PLATINUM

Pacific Landing is a Net Zero / LEED Platinum project. The building was built to replace a gas station on the existing contaminated site. The newly constructed building has met ambitious goals for water efficiency, healthy materials, air filtration and ventilation, and stormwater management. The design of the building and its systems achieve energy reduction far below typical buildings of this type. The project is all-electric, utilizing state-of-the-art central electric heat pump water heaters, high-efficiency electric spit system heat pump heating, and cooling, as well as all electric appliances. This resulted in the project not using any fossil fuels, such as natural gas. The project also reduces the amount of electricity it uses by using high-resistance insulation on the exterior envelope and high-performing windows to prevent thermal transfer. The project also uses a highly reflective CRRC-1 Certified roof to avoid the heat island effect. Even though the electricity the project will use will be limited, it will also be offset through onsite electricity generation from a solar photovoltaic system. The roof will be equipped with a 40-kW solar photovoltaic system offsetting approximately 37% of the site's electricity usage. All of these measures are anticipated to result in this property using approximately 44% less energy than an average similar code-compliant building. These measures result in a development that is resource-efficient, healthy, reduces greenhouse gas emissions, and supports the sustainability climate action goals of the Community Corporation of Santa Monica and the City of Santa Monica.







SOUTH ELEVATION



EAST ELEVATION







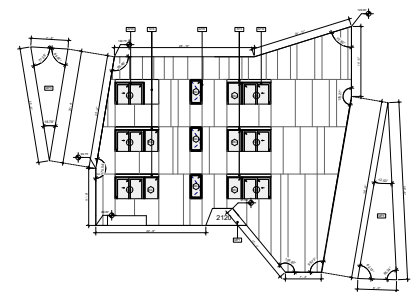
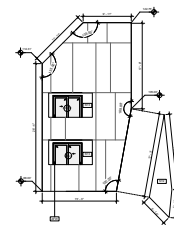
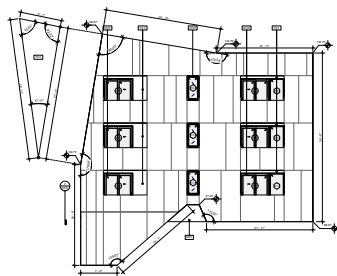
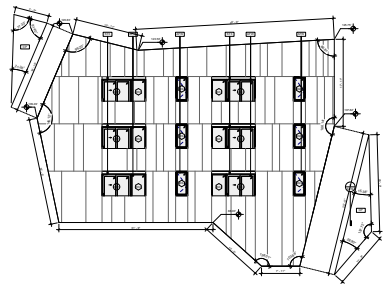
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PACIFIC  
LAND

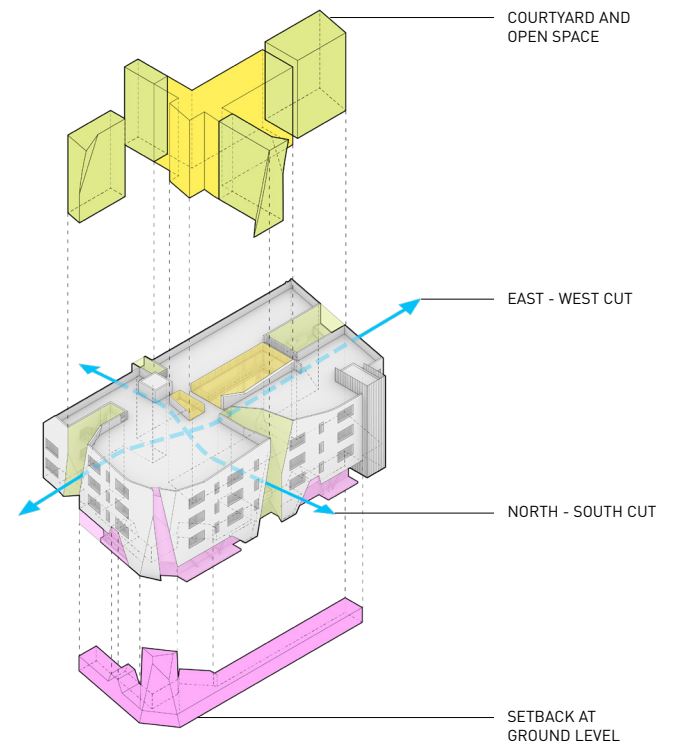
HOTEL





UNFOLDED SURFACES





SOLID / VOID





PRIVATE OPEN SPACES











NORTH ELEVATION



WEST ELEVATION







## **Pacific Landing Affordable Housing**

Patrick Tighe Architecture

Community Corporation of Santa Monica, Santa Monica, California

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