

4100-4110 W. Riverside Drive

Community Meeting
Planning App No. 23-0003444
April 25, 2024

Project Outreach to Date

- Creation of a Project website
- Significant neighborhood canvassing
- Direct mail
- 25+ meetings (one-on-one and group meetings)
- Group meetings with immediate neighbors
 - Oct 2022
 - September 2023
 - March 2024



Project Location



Initial Design - 2021



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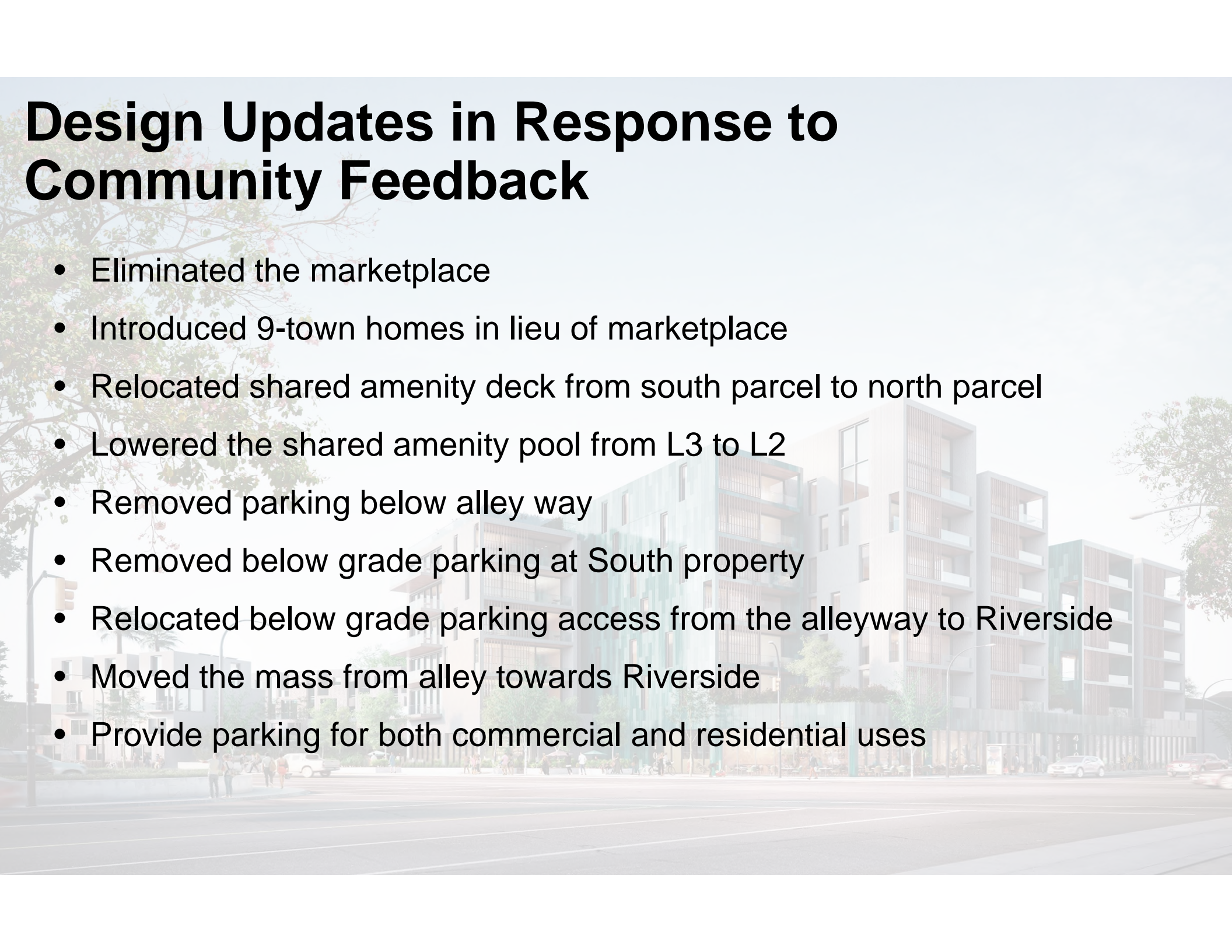
Community Feedback on Initial Design

- Remove marketplace
- Relocate amenity deck away from South parcel residents
- Remove below grade parking from alleyway
- Relocate ingress from alleyway to Riverside Drive
- Reduce mass from North parcel along alleyway
- Maintain mass towards Riverside Drive
- Parking
- More residential
- Reduce height



Design Updates in Response to Community Feedback

- Eliminated the marketplace
- Introduced 9-town homes in lieu of marketplace
- Relocated shared amenity deck from south parcel to north parcel
- Lowered the shared amenity pool from L3 to L2
- Removed parking below alley way
- Removed below grade parking at South property
- Relocated below grade parking access from the alleyway to Riverside
- Moved the mass from alley towards Riverside
- Provide parking for both commercial and residential uses



View from Riverside/Pass



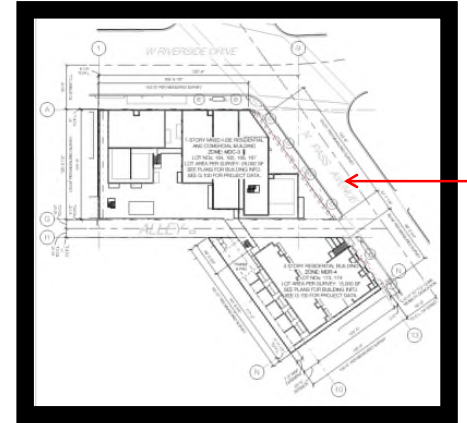
View Looking Northeast



View from Pass



Elevation – Pass looking West



KEY

1" = 1'-0"
 1/2" = 6"
 3/8" = 4.5"
 1/4" = 3"

8800 S. Valley Drive
 Burbank, CA 91505
 818.838.8888
 hawkinsbrown.com

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 LICENSE STAMP

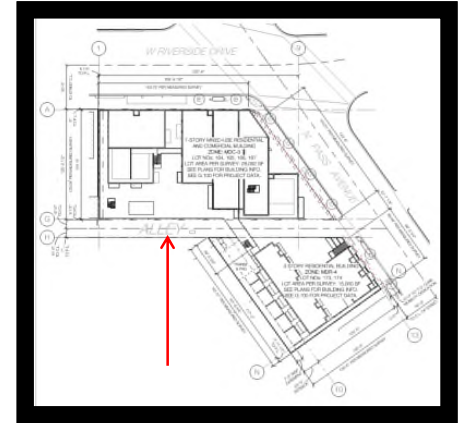
PROJECT
 4100 RIVERSIDE
 4100, 4108 & 4110 W RIVERSIDE DR
 BURBANK, CA 91505

DRAWING
 EAST ELEVATION

SCALE @ ARCH E1 As Indicated	DATE PRINTED 2323-11-20
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JOB NUMBER 200151	
DRAWING NO. A.310	

Autodesk Docs/200151 - RIVR - RIVERSIDE DRIVER/IBA-01-ZZ-M3-A-0001.rvt

Elevation – Alleyway looking North



1" = 8'
1/2" = 4'
3/4" = 6'

9500 Sable Drive
Building 1
Culver City, CA 90232

rob@hawkinsbrown.com
hawkinsbrown.com

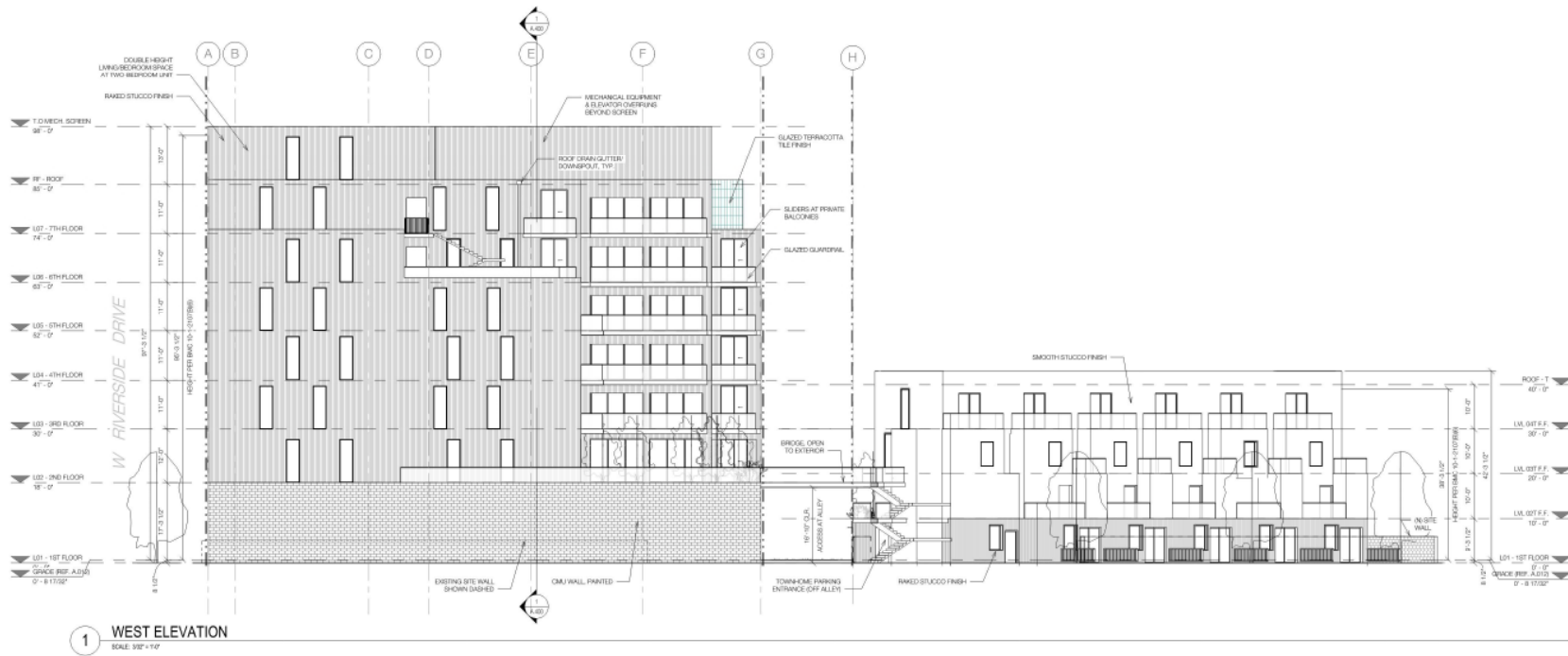
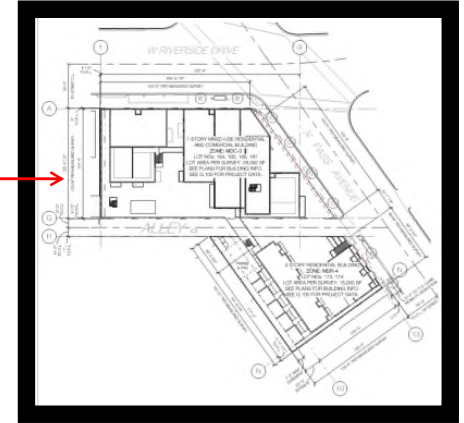
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DRAWING
SOUTH ELEVATION

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Elevation – West looking East



1 WEST ELEVATION
SCALE 3/8" = 1'-0"

KEY

8800 Fuller Drive
Building 1
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DRAWING
WEST ELEVATION

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THANK YOU

