

COMMERCIAL ZONING - CENTRAL ZONE STUDY GROUP

Re: Windward Circle, Main Street and Windward Avenue
by Steven D. Ehrlich, Architect

For the past three years I have devoted a great deal of thought and energy to designing three projects on Windward Circle. I was also an active member of the Windward Circle Design Competition which strived to achieve a concerted effort to revitalize the public portions of the Circle.

The Circle and Main Street are unique in that the privately owned property on its edges have the potential of defining atypically wide and unique urban spaces in Venice. I propose that a 45' height limit be allowed to go right to the street. This will enhance the urban fabric and define the spacial edge.

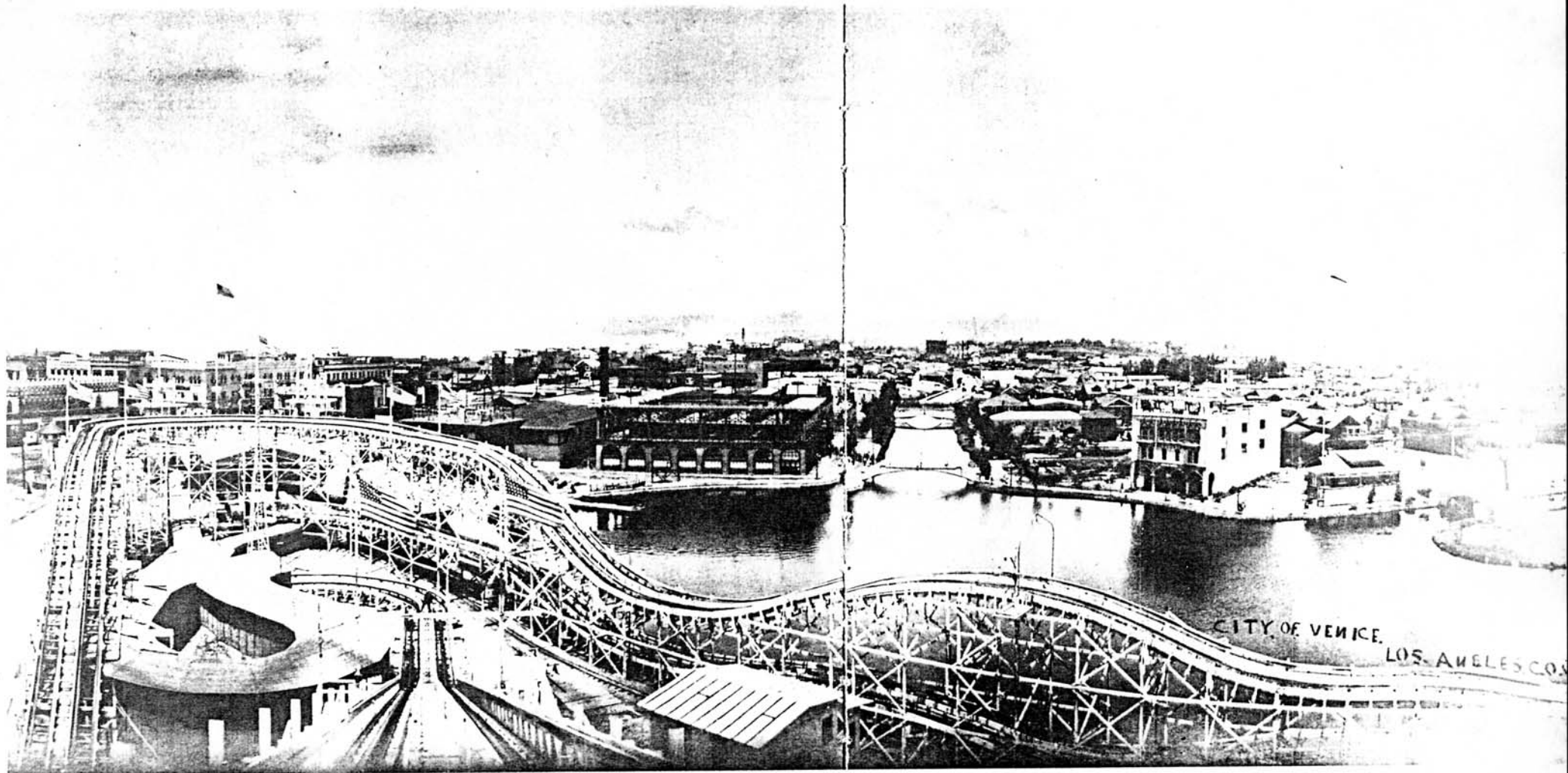
On Windward Avenue historical precedents were 49 to 62 feet while allowing the buildings to be built over the right of way, thus creating a covered colonade and arcade. I strongly encourage this precedent on Windward Avenue, the Circle and Main Street.

I also feel that small lots that physically do not allow parking to be provided (without using the entire ground level and thus eroding street life) for the projected use and building size should be allowed to pay into an in lieu fund established to build parking structures in the area.

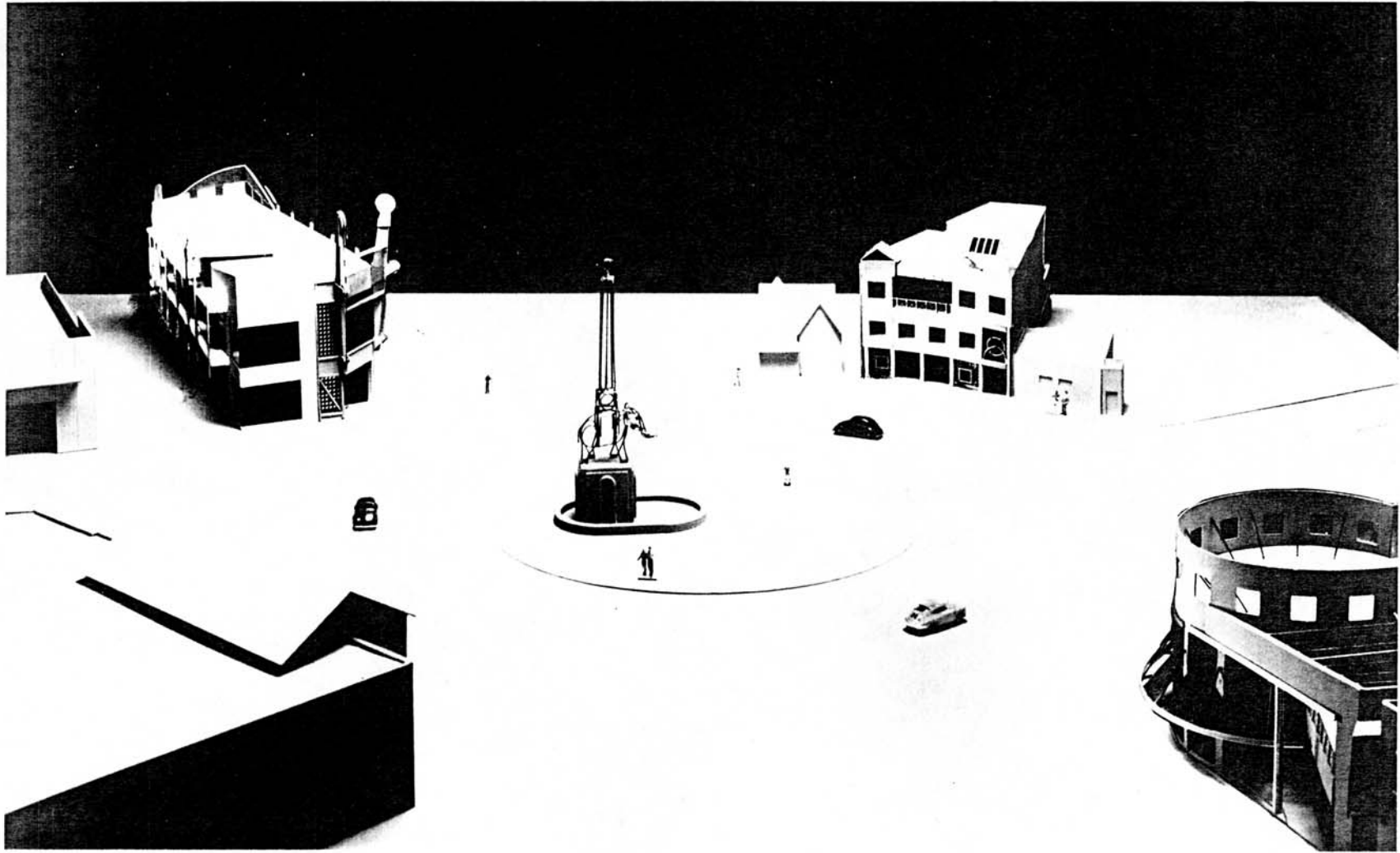
It is important that our community not only be variegated in its make-up of people, but also in its urban and architectural environment. I urge the higher height limit in these areas. This will create new and exciting urban spaces, buildings based on historical precedent, and allow a greater degree of architectural freedom.

Enclosures: Materials on Windward Circle Projects

1. Aerial photo
2. Site plan
3. Photo of lagoon, 1913
4. Photo of simulated Circle, 1989
5. Three graphics of new and old
6. Photos of historical precedents
7. Photos of buildings and/or models

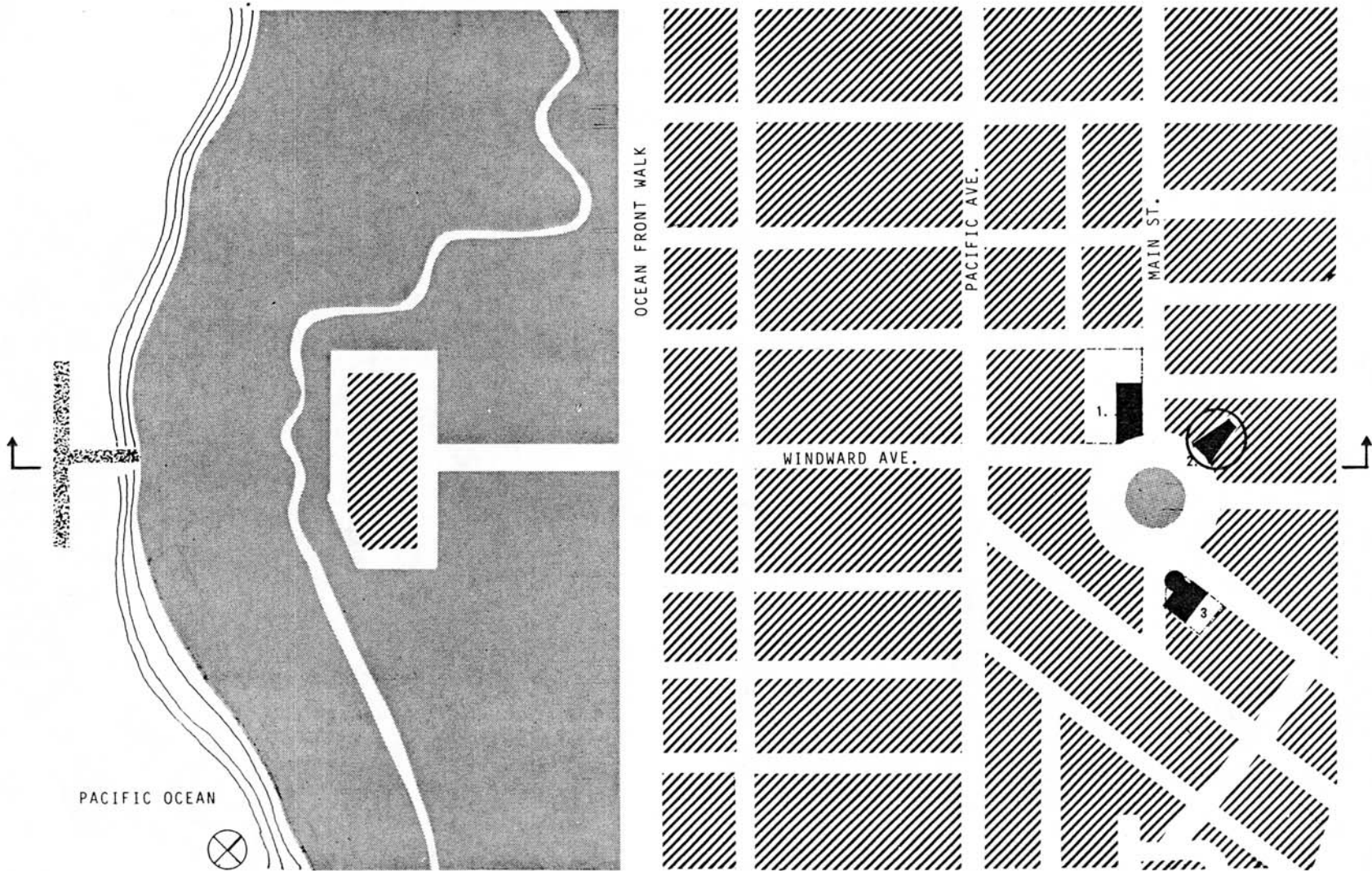
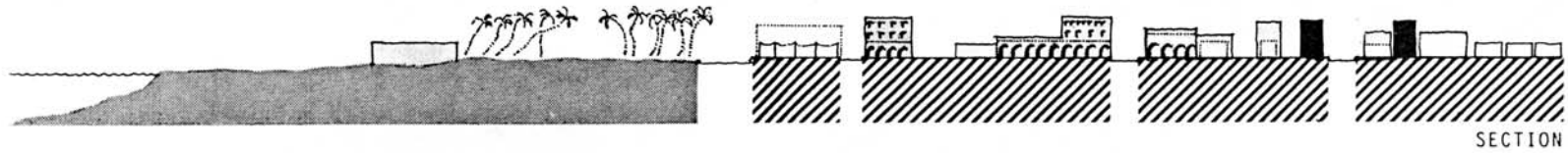


Woodward Lagoon, 1913



Windward Circle, 1988

SITE PLAN AND AERIAL PHOTO



1. ACE MARKET PLACE 2. WINDWARD CIRCLE ARTS BUILDING 3. "RACE THROUGH THE CLOUDS"



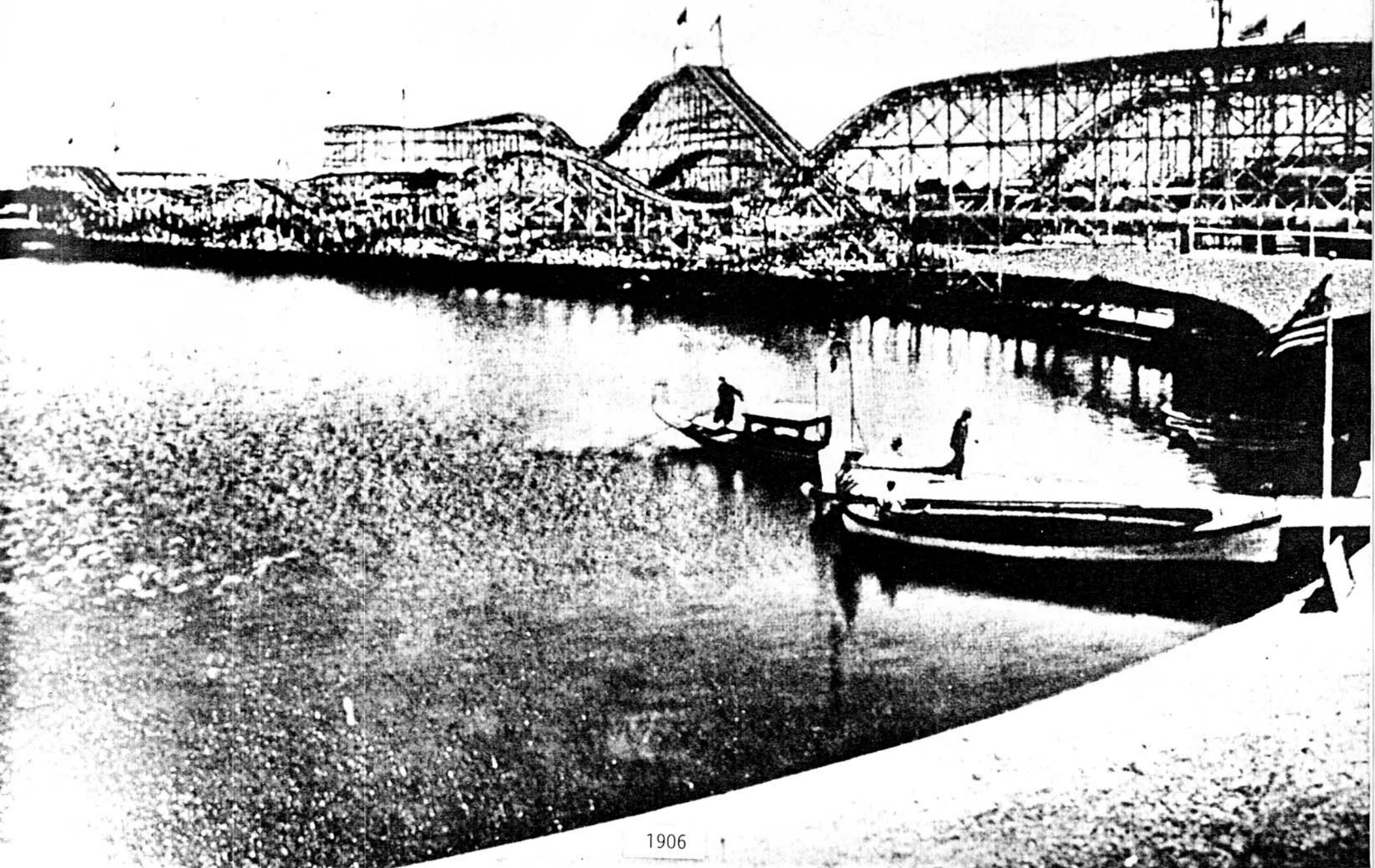


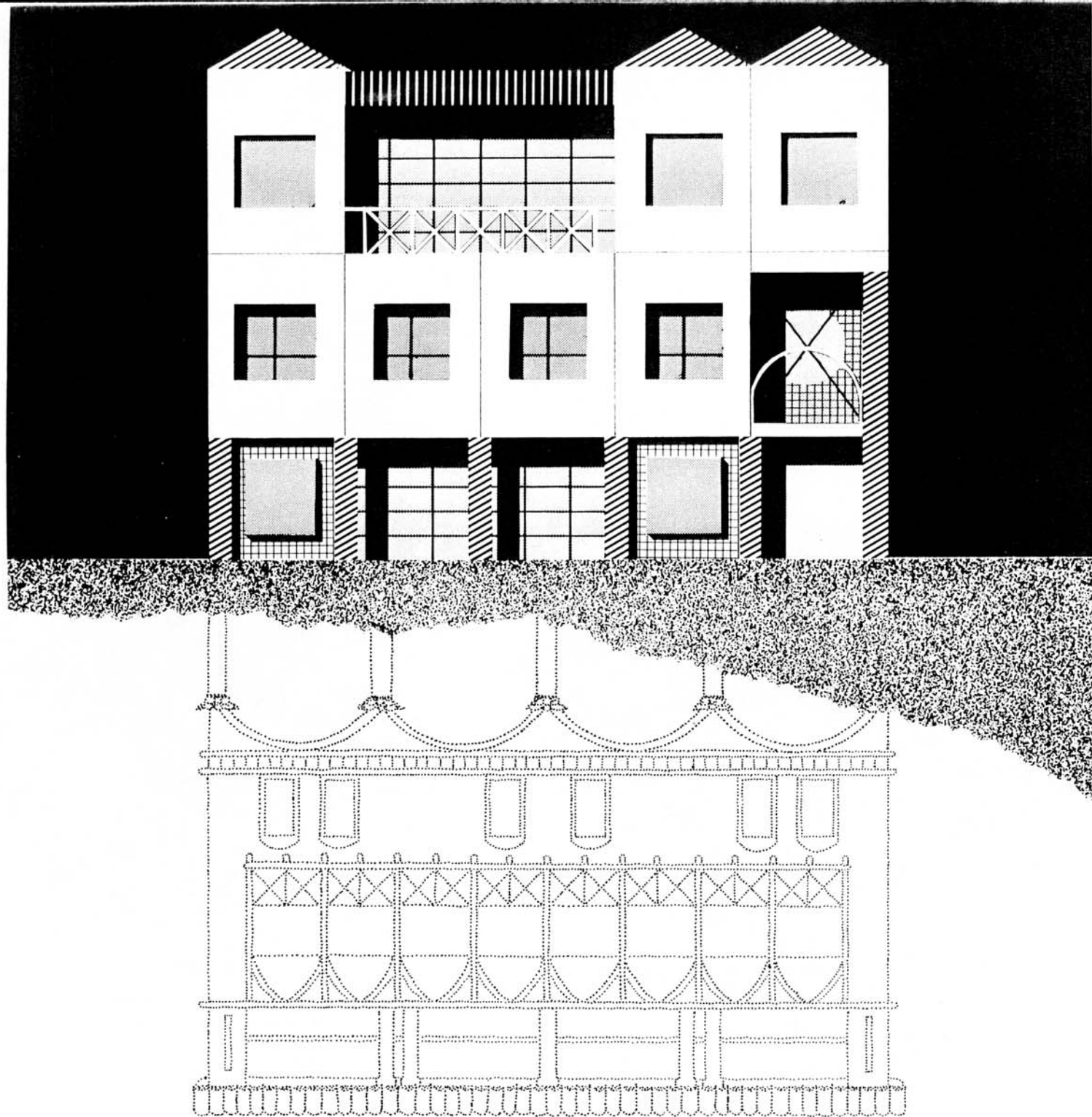
Race Through The Clouds, 1987

"The Race Thru the Clouds"

Venice, California.

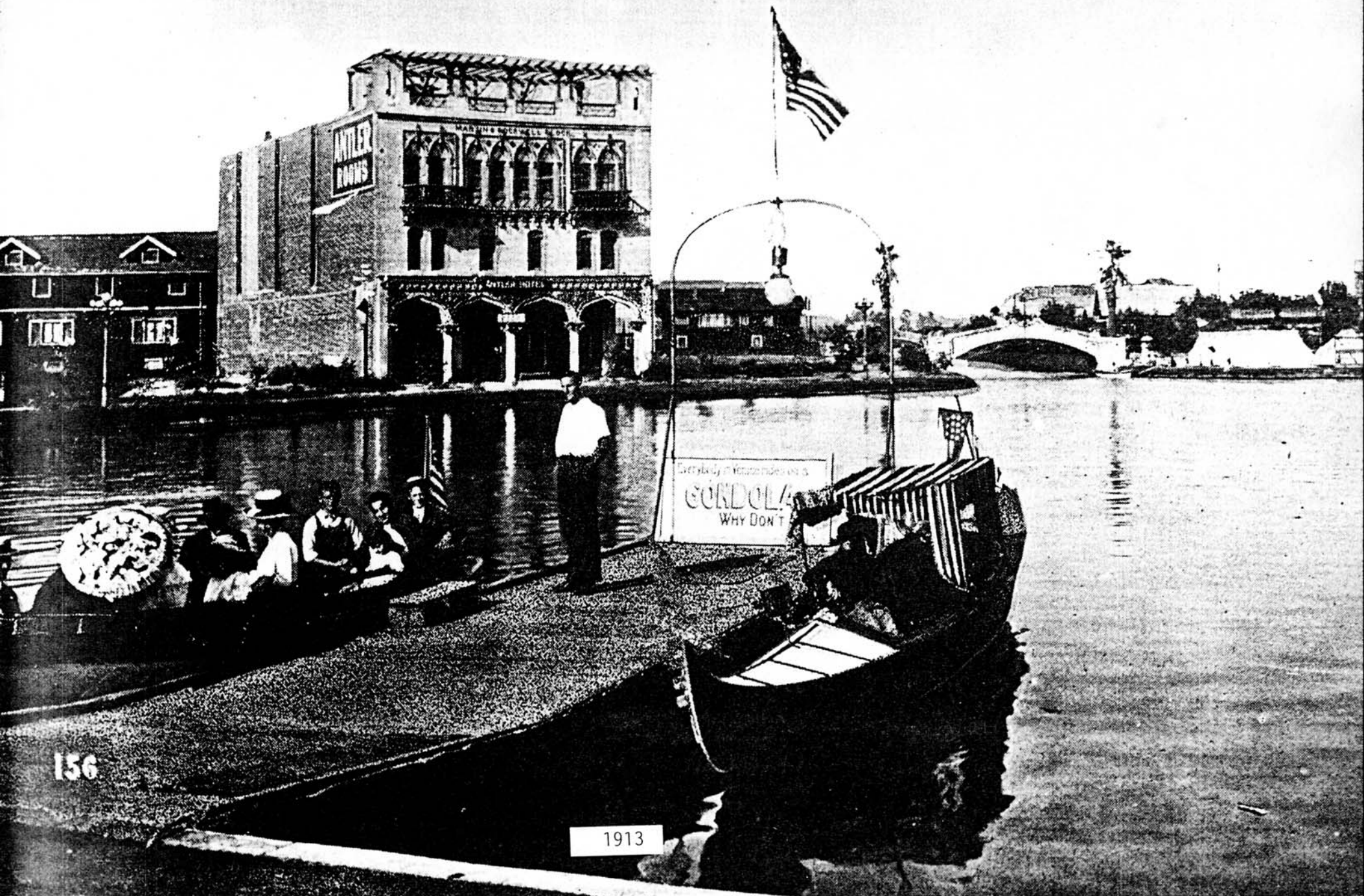
Thomas F. Prior, Vice Pres. & Gen. Mgr.





Windward Circle Arts Building, 1986

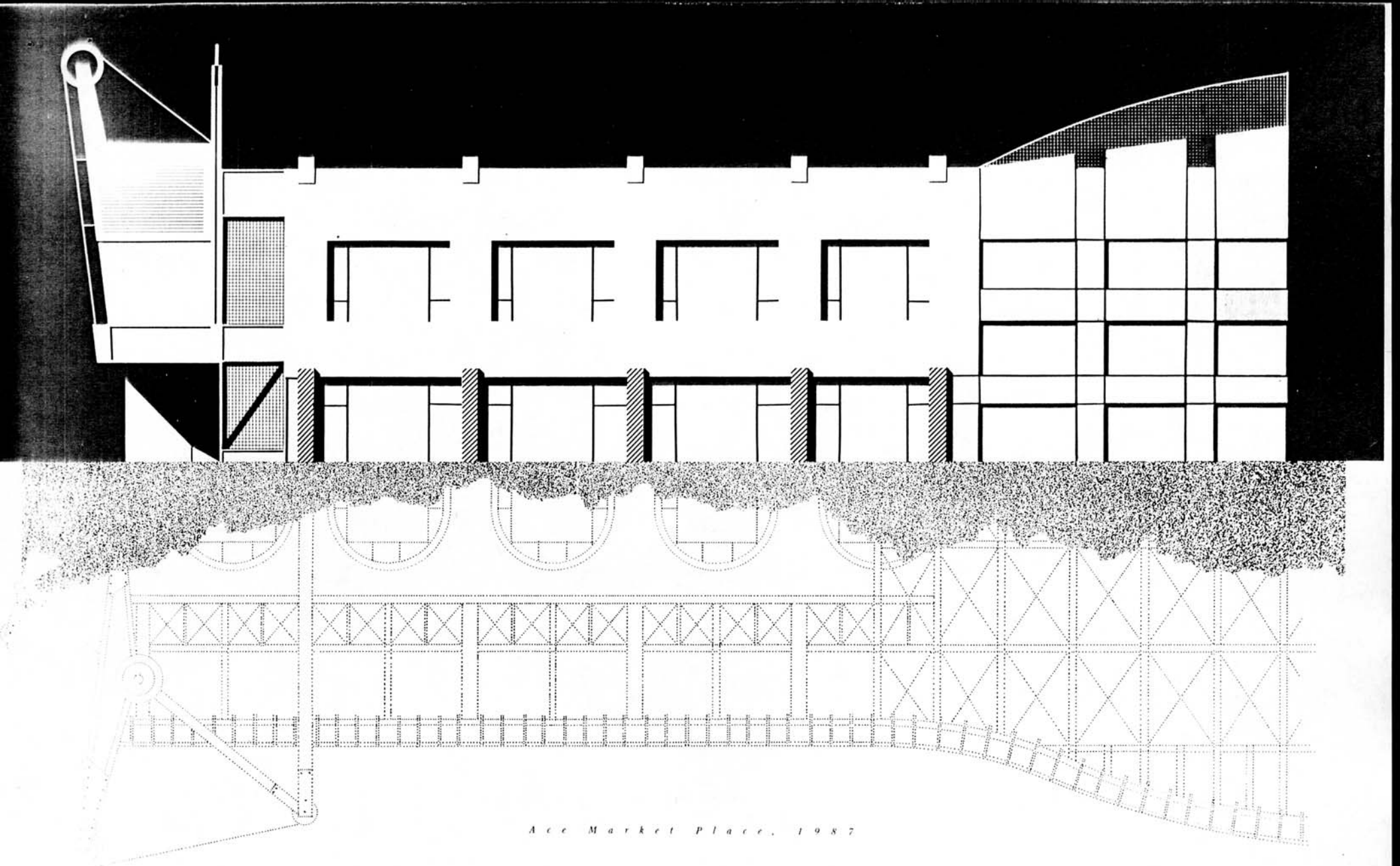
The Lagoon at Venice,



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1913





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