

Hotel Ray

901 Abbot Kinney Boulevard, Venice

PROJECT OVERVIEW:

The new Hotel Ray will be a mixed-use development located at Abbot Kinney Boulevard & Brooks Avenue and will include the following:

- 57-room boutique hotel
- Organic restaurant
- Lobby art gallery for local artists
- Eco-museum shop
- Surf shop
- Partnership with Venice 2000 to create a local worker training program
- \$800,000 in annual Transient Occupancy Tax to the City



PRESERVATION

Hotel Ray is working in concert with the Eames Office towards the preservation and restoration of Site 6,800 square feet of the studio and warehouse occupied by Charles and Ray Eames for 45 years. Eames furniture and artwork will be displayed throughout the hotel.

SUSTAINABLE DESIGN AND OPERATIONS

Hotel Ray will be one of the first hotels in the nation built for LEED Gold level certification, including the following key elements:

- Green roofs
- Solar thermal collection used to heat the swimming pool
- Solar power to provide lighting in designated areas and radiant heating on the patio
- 50% irrigation reduction through drought tolerant plants and efficient emitters
- 20-30% water reduction through low-flow plumbing fittings, dual-flush toilets, waterless urinals and sensor-activated faucets
- Energy performance 15-20% above state requirements
- HVAC equipment using non-HCFC coolants to reduce ozone depletion
- Daylight sensors along perimeter of public spaces for energy efficient lighting
- Light Pollution Reduction: limiting lumens, light spill and density
- Recycle existing site materials and construction waste to avoid landfills
- Use materials with recycled content such as carpet, glass and aluminum
- Using recycled content in concrete structure
- Use locally manufactured materials to reduce transportation emissions
- Use new growth lumber certified by the Forest Steward Council
- Use rapidly renewable materials such as bamboo and cork
- Use low VOC materials such as carpets, paints, adhesives and sealants
- Showers and bike racks to encourage employees to cycle to work
- Preferred parking designated for Low Emitting Vehicles and vanpools
- Eco-limo shuttle service for guest use
- Transit pass subsidy program for hotel employees

OPEN SPACE

Hotel Ray provides 27% of the property as un-built open space to promote the enjoyment of Venice's beautiful climate and provide visual relief for pedestrians along Abbot Kinney.

- The corner of Abbot Kinney and Brooks will be a landscaped courtyard open to the sky

PARKING

Hotel Ray provides full valet service to all 88 parking spaces required by the Venice Specific Plan, the Los Angeles Municipal Code and the Coastal Commission in a subterranean garage.

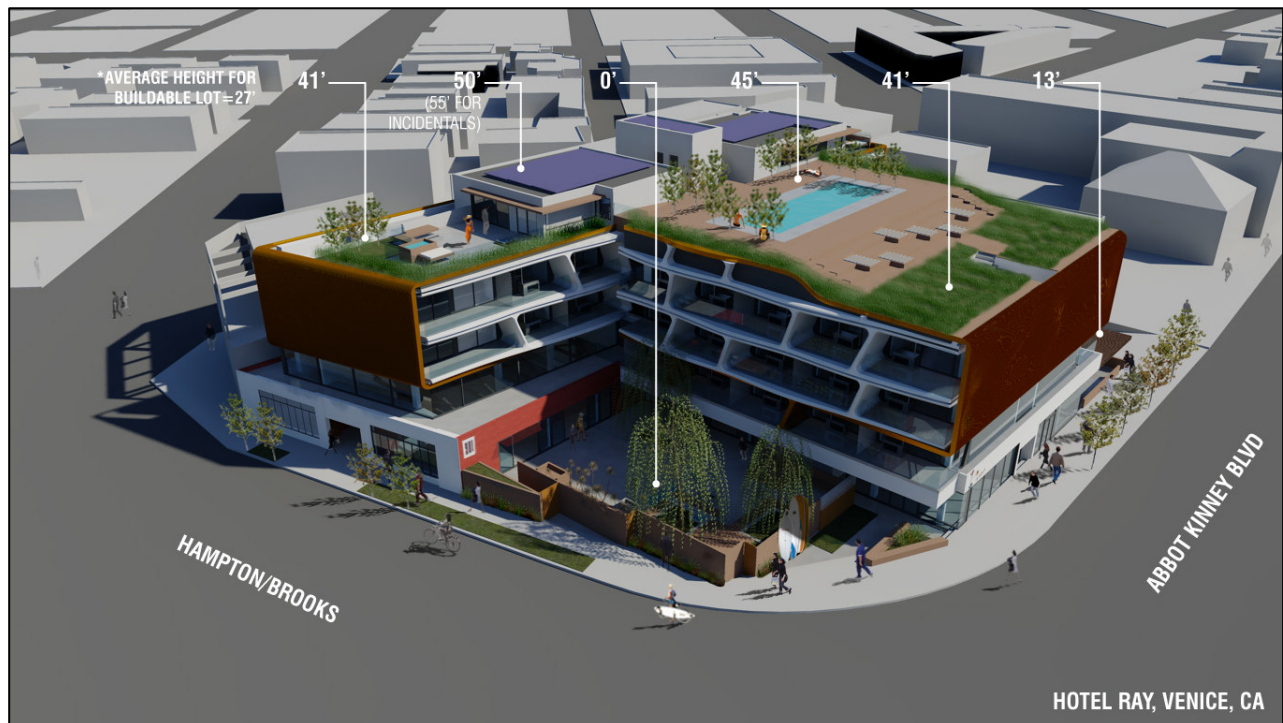
HEIGHT

Hotel Ray innovatively steps back from the street frontage several times, shifting much of the building mass to the center of the property, helping to create a spacious pedestrian experience.

- Building heights as a percentage of total property square footage are:
 - Open Space: 27%
 - 13 feet: 17%
 - 41 feet: 17%
 - 45 feet: 16%
 - 50 feet: 11%
 - 55 feet: 1%

RETAIL AND RESTAURANT

The organic restaurant, eco-museum shop and surf along Abbot Kinney have been carefully created to reflect the rich culture of Venice and the valued pedestrian experience.



Hotel Ray is excited to be your new neighbor and we look forward to working closely with the community as we proceed through the approval process. We will continue to keep you updated and are always available to answer any questions you may have. Please feel free to contact Kristen Lonner of Cerrell Associates at (323) 466-3445 if you have any questions or would like additional information.