



# MELROSE TRIANGLE

CITY OF WEST HOLLYWOOD – COMMUNITY MEETING

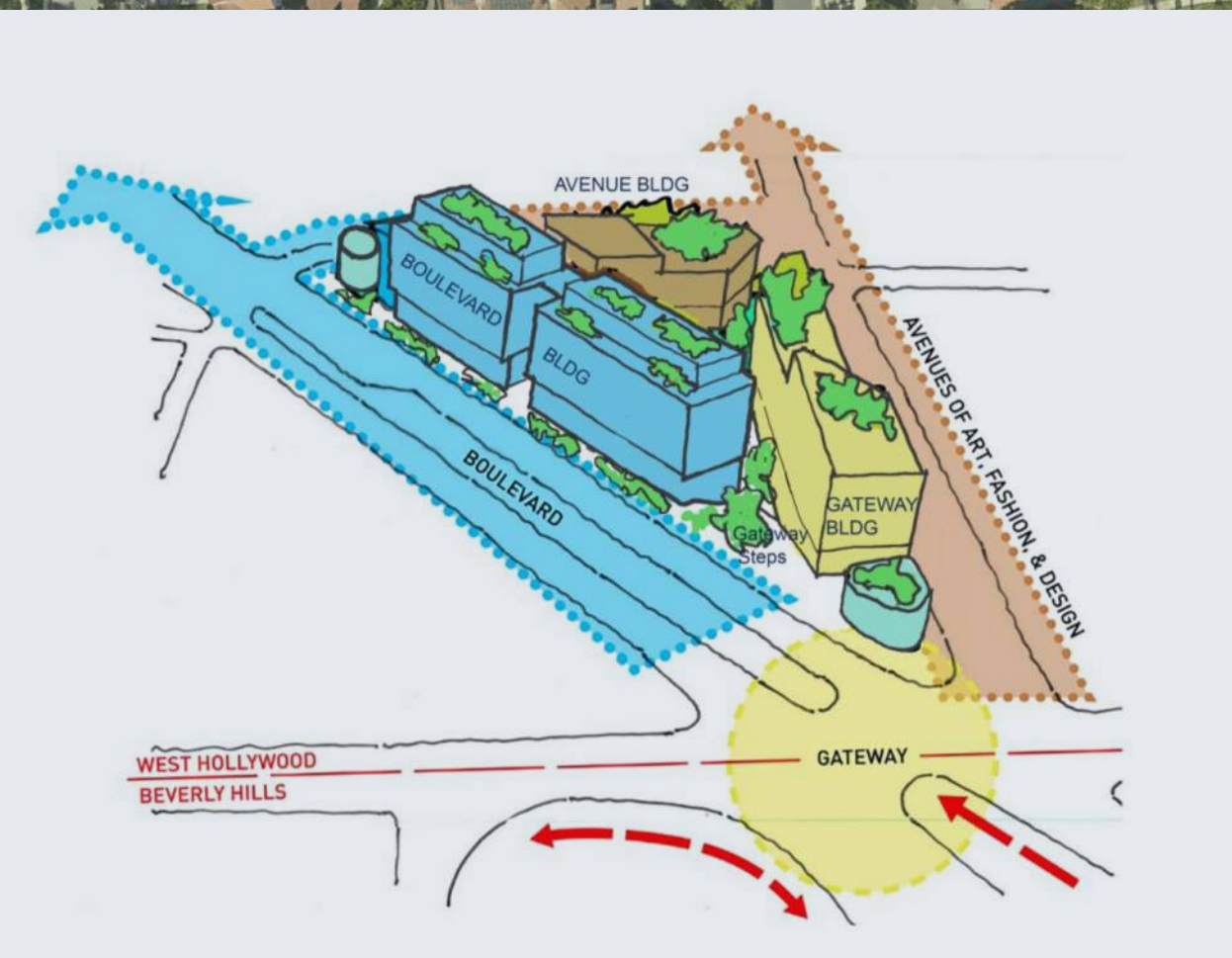
MAY 27, 2026



## **SITE CONTEXT & ARCHITECTURAL CONSIDERATION**

# THE SIGNIFICANCE OF SITE

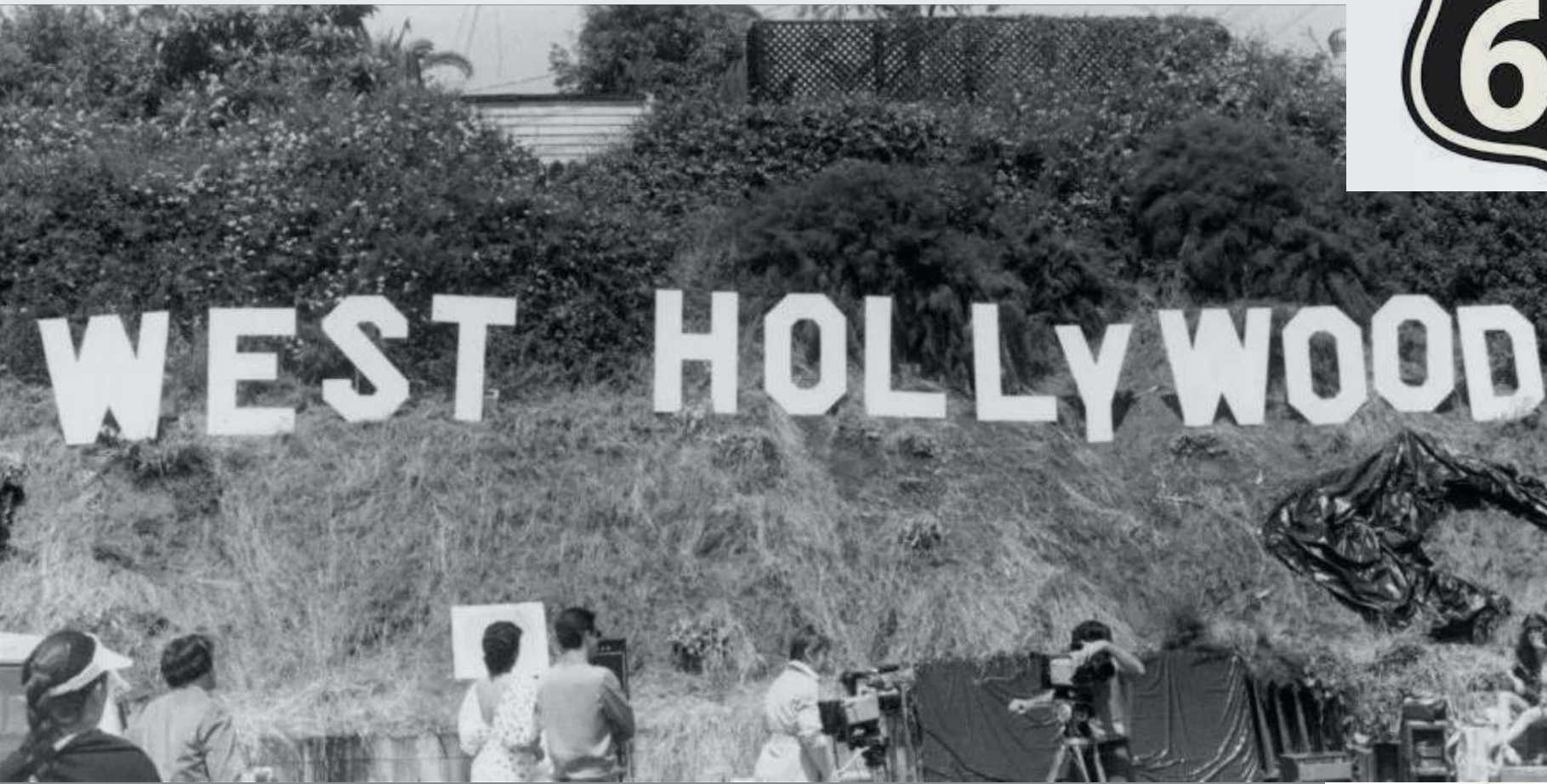
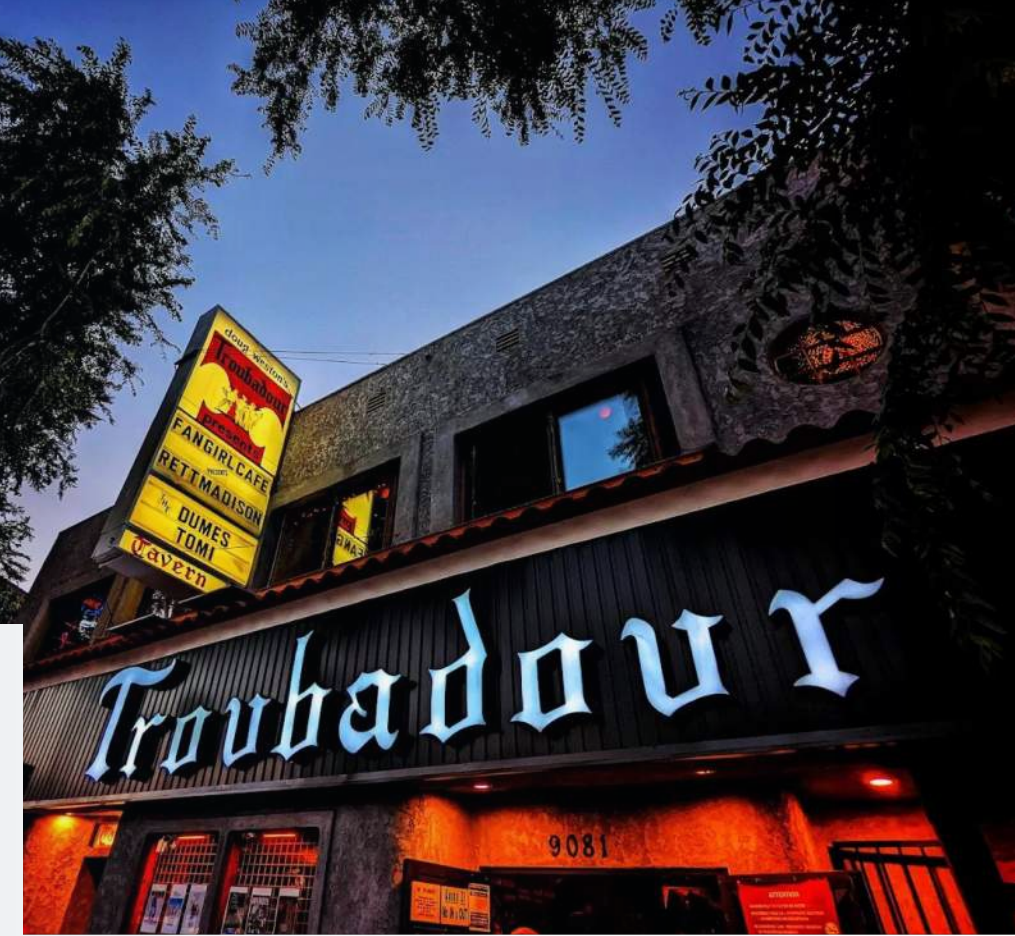
BOUNDED BY SANTA MONICA BLVD, MELROSE AVE, + ALMONT DR



# THE SIGNIFICANCE OF SITE

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*Paul Smith*



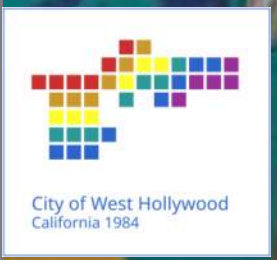
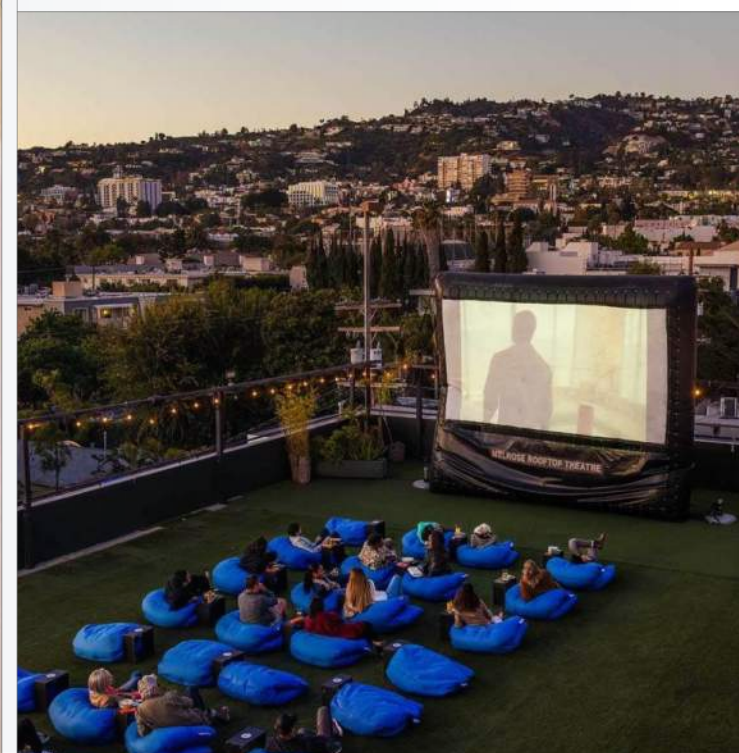
City of West Hollywood  
California 1984

# THE SIGNIFICANCE OF SITE

THE GATEWAY TO THE WEST HOLLYWOOD DESIGN DISTRICT



**DESIGN** **WE HO**  
**DISTRICT**





## BY THE NUMBERS

# THE NUMBERS

## RESIDENTIAL

- 282 total dwelling units
- 216 market-rate units as base density
- 66 senior affordable units, 33 very low-income (15%) and 33 moderate-income (15%) units
- 20% inclusionary SF provided as affordable SF
- Unit mix: 61% one-bedrooms and 39% two-bedrooms
- 340,000 SF
- 198 parking spaces

## COMMERCIAL

- 96,000 SF retail
- 2 restaurants, 8,500 SF (level 6)
- 1 café, 1,300 SF (courtyard)
- 1 food venue, 1,000 SF (courtyard)
- 330 parking spaces

## ONSITE

- 58,000 SF common open space (2,000 SF required)
- 528 parking stalls (none req'd)
- 84 short-term and 161 long-term bicycle parking stalls

# THE THREE BUILDINGS

## SANTA MONICA BLDG

- 125 residential units
- 14 penthouse units
- 6 stories residential, over 2 stories of commercial

## MELROSE BLDG

- 92 residential units
- 3-5 stories residential, over 2 stories of commercial
- Residential amenities hub
- Restaurant on 6<sup>th</sup> level

## ALMONT BLDG

- 66 senior affordable units (710 SF average)
- 5 stories of residential over 2 stories of commercial
- Restaurant on 6<sup>th</sup> level

## OVERALL

- One-bedroom averages of 860 SF
- Two-bedroom averages of 1,250 SF
- 3 subterranean levels of parking
- Construction Type 1B
- Maximum 85' in height
- Greywater and rain water harvesting



**AERIAL VIEW SANTA MONICA BLVD**



**AERIAL VIEW MELROSE AVE**



**AERIAL VIEW ALMONT AVE**

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# THE GATEWAY

SANTA MONICA BLVD + MELROSE AVE

Note: All image panels will be art murals



# THE GATEWAY STEPS



HOLLYWOOD  
ALL CITY OF STARS



GRILL & LIAISON

SIGN





# THE GATEWAY STEPS



**WEST HOLLYWOOD**  
the Creative City

**MOTOROLA**

# THE GATEWAY STEPS

# SANTA MONICA BLVD

GATEWAY PROMENADE





**SANTA MONICA PROMENADE**  
**PEDESTRIAN ACCESSIBLE**



Orram

Eclyste

Novarre

Alveau

Alder Vanou

de Larosse

**SANTA MONICA BLDG**  
**TIMELESS CONTEMPORARY DESIGN**



**SANTA MONICA BLDG**  
TIMELESS CONTEMPORARY DESIGN



Vorrán

Eclyne

**SANTA MONICA BREEZEWAY**  
OPEN TO COURTYARD

# THE ALMONT PATIO

SANTA MONICA BLVD + ALMONT DR



# THE ALMONT BLDG



# MELROSE PASEO

MELROSE AVE. + ALMONT DR



# MELROSE PASEO

CONNECTS GATEWAY TO DESIGN DISTRICT



Cavross

Vorten

# MELROSE PASEO

TO DESIGN DISTRICT



# THE TRIANGLE COURT

URBAN HUB



# THE TRIANGLE COURT

PUBLIC OPEN SPACE



# THE TRIANGLE COURT STORES

PEDESTRIAN DECK @ SANTA MONICA LEVEL



# THE TRIANGLE COURT / BREEZEWAY

PEDESTRIAN DECK @ SANTA MONICA LEVEL





**MELROSE STORES**  
**OPENS TO MELROSE AVENUE**



# MELROSE BUILDING

STREET FACING STORES / RESTAURANTS / AMENITIES



**THE CURATED OUTDOOR GALLERY**

# The Urban Gallery:

## Defining Outdoor Experience at Melrose Triangle

*The open space at Melrose Triangle is envisioned as a curated outdoor gallery—where landscape, materials, art, and social life are intentionally designed as a sequence of outdoor “rooms”. The public realm is treated as a core part of the project identity, elevating the courtyard and streetscape beyond circulation into a recognizable, design-forward destination.*

*Rather than a single plaza, the experience unfolds as a walkable sequence of distinct zones—arrival, social gathering, flexible exhibition, and garden retreat—each with its own character and level of activity. This allows the space to support everyday retail spill-out while also accommodating seasonal activations, pop-ups, and curated moments.*

**swa**



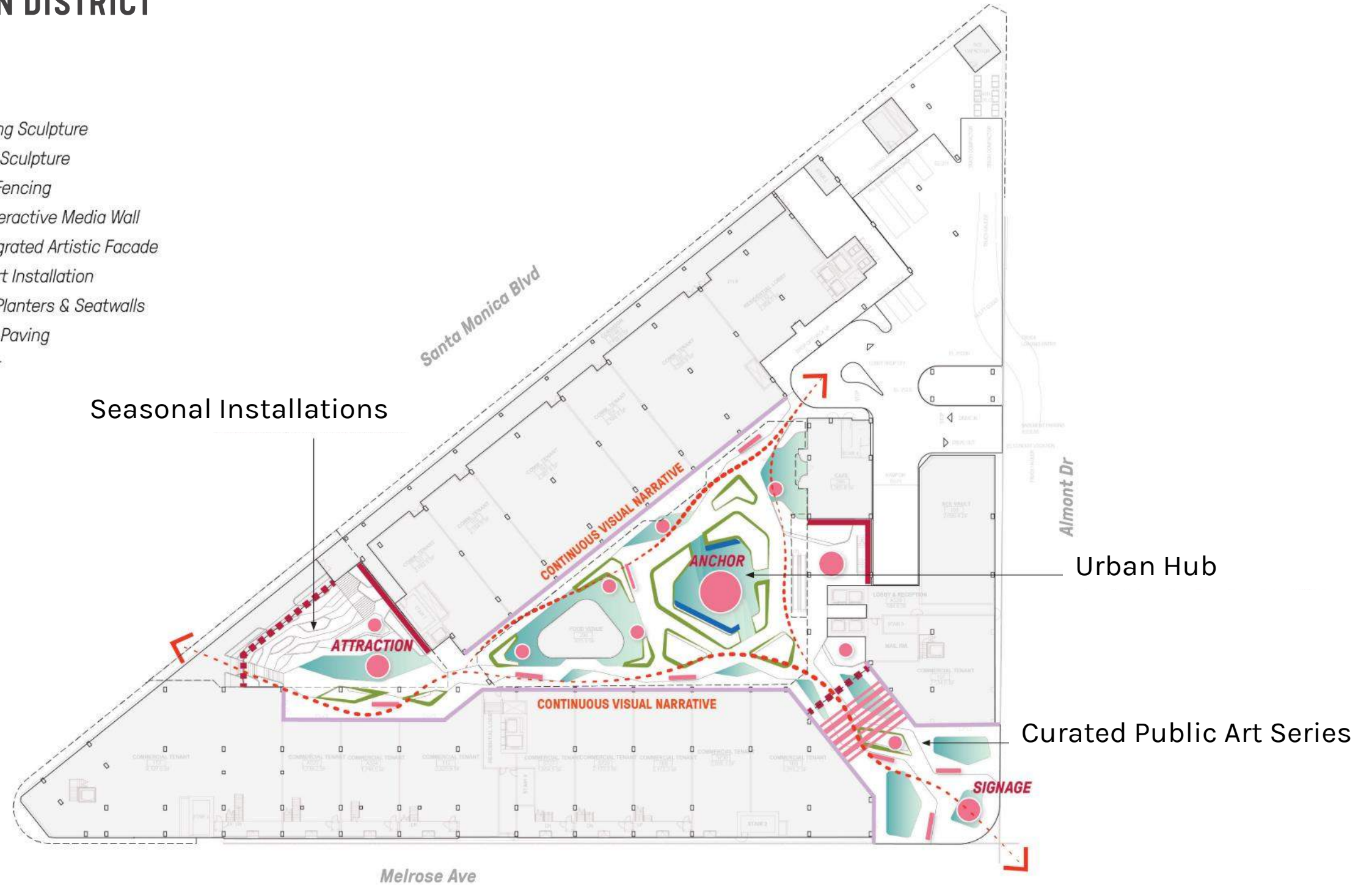
**Curated · Expressive · Tactile · Activated**



# PUBLIC ART PROGRAM

## CONNECTS GATEWAY & DESIGN DISTRICT

-  Freestanding Sculpture
-  Interactive Sculpture
-  Patterned Fencing
-  Murals/ Interactive Media Wall
-  Brand-Integrated Artistic Facade
-  Full Span Art Installation
-  Sculptural Planters & Seatwalls
-  Decorative Paving
-  Art Corridor



# CIRCULATION

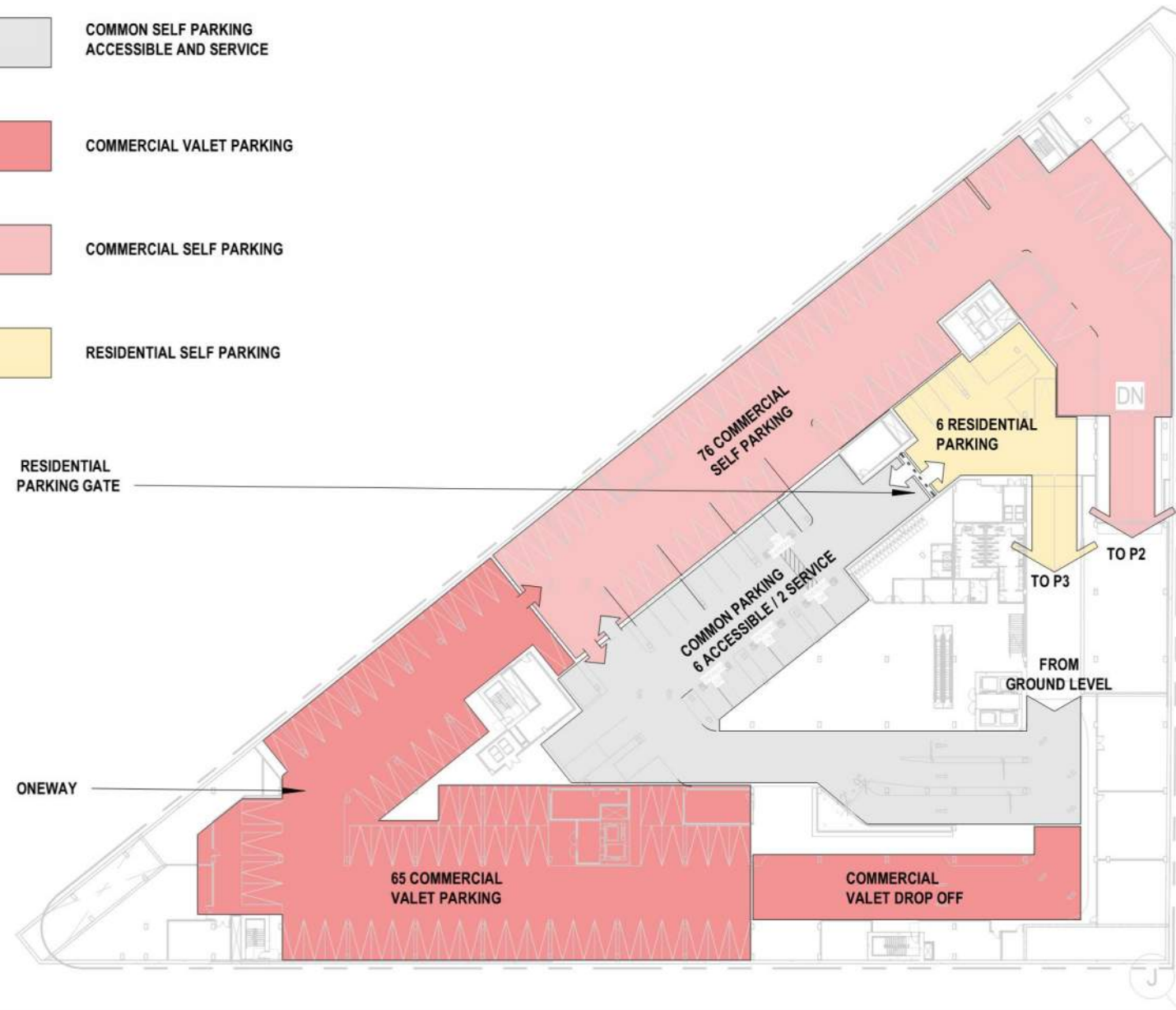
CONNECTS GATEWAY & DESIGN DISTRICT



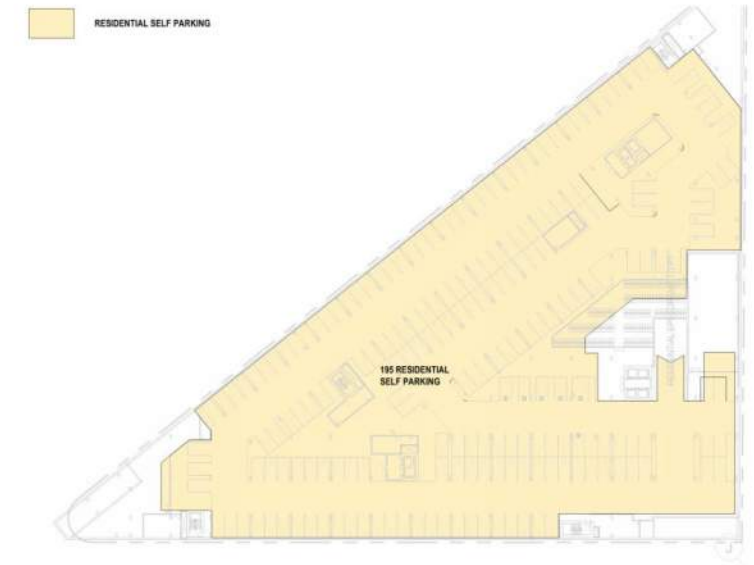


# PARKING AND CIRCULATION

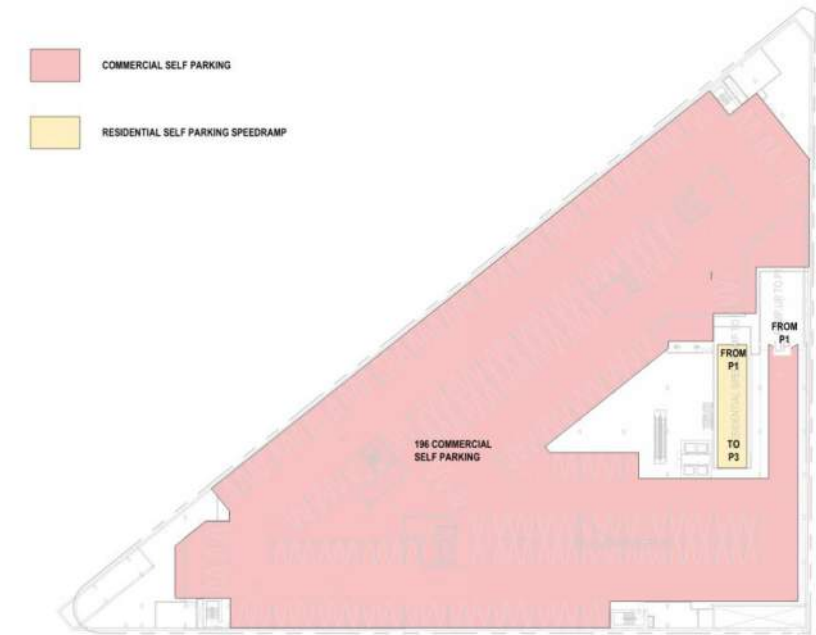
- COMMON SELF PARKING  
ACCESSIBLE AND SERVICE
- COMMERCIAL VALET PARKING
- COMMERCIAL SELF PARKING
- RESIDENTIAL SELF PARKING



PARKING LEVEL P1



PARKING LEVEL P3

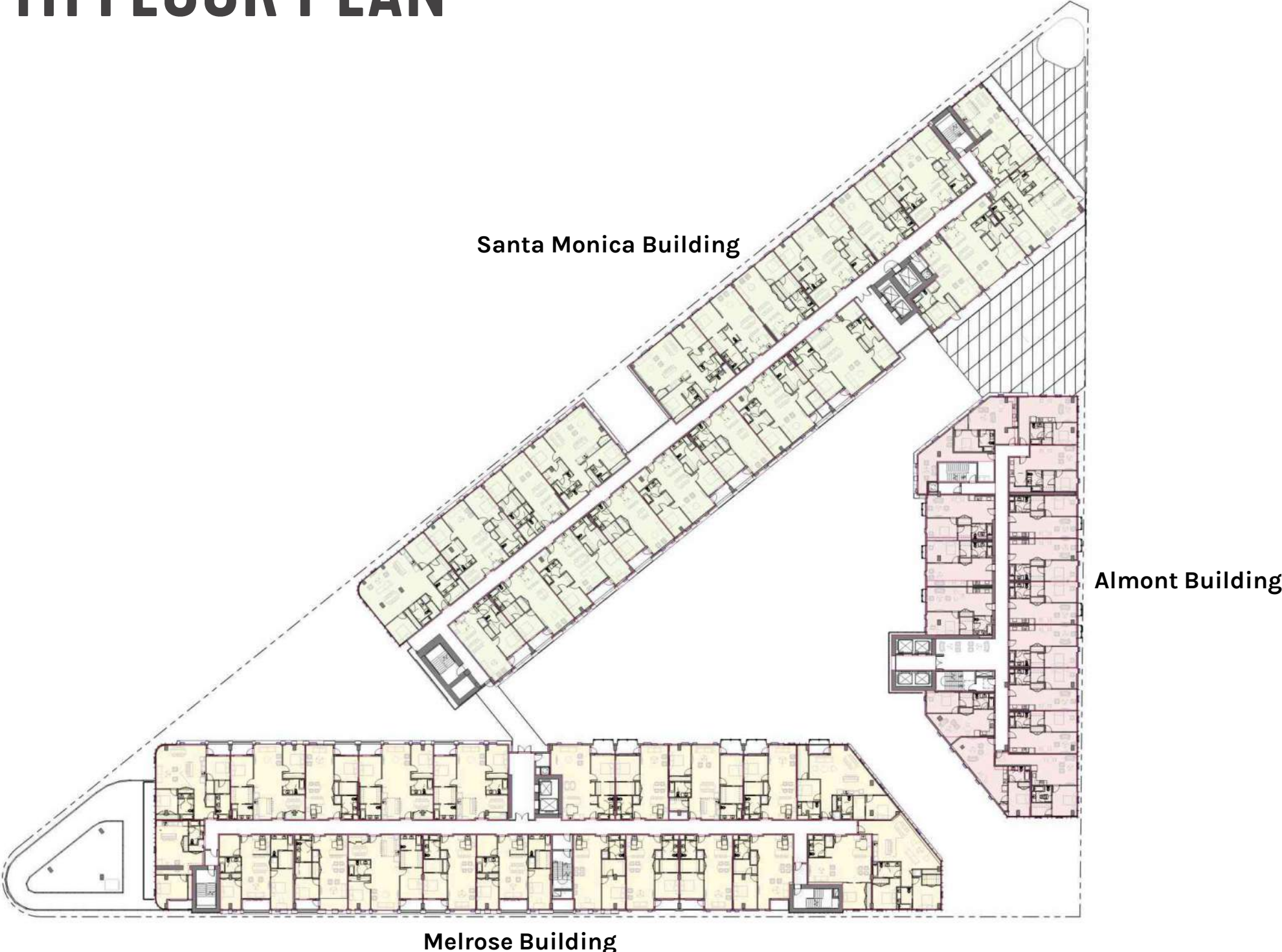


PARKING LEVEL P2

# SECOND FLOOR PLAN

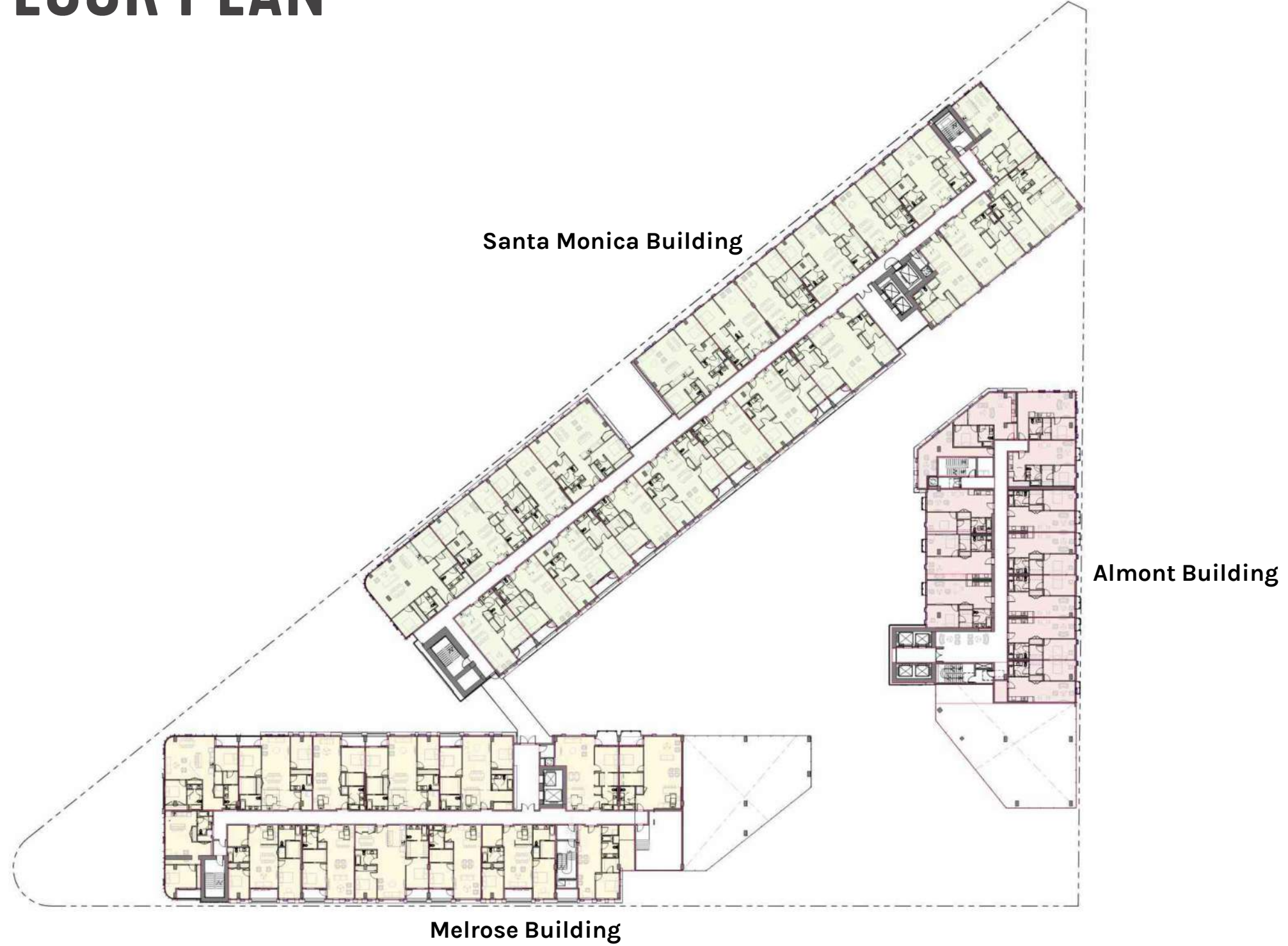


# THIRD - FIFTH FLOOR PLAN

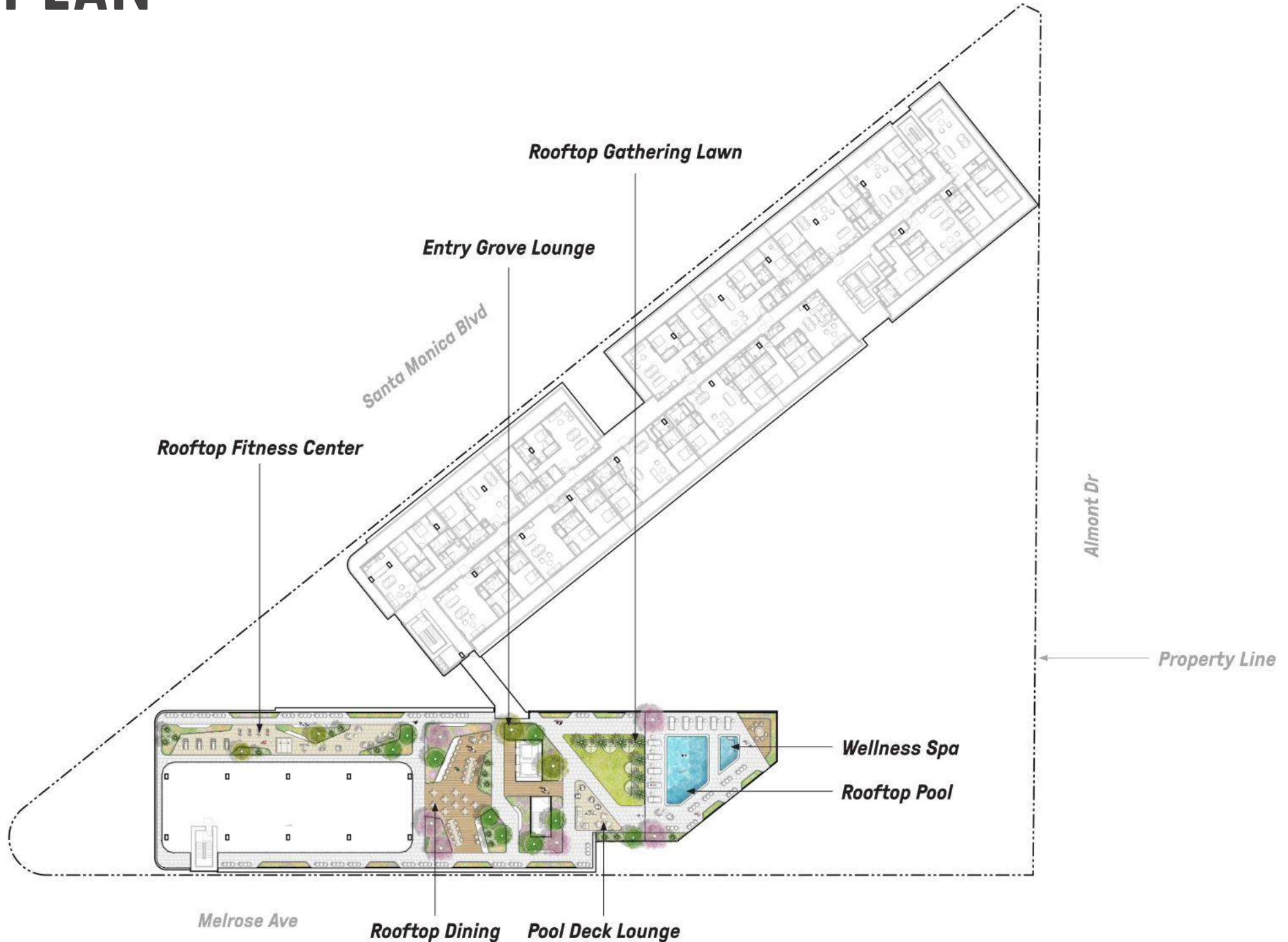




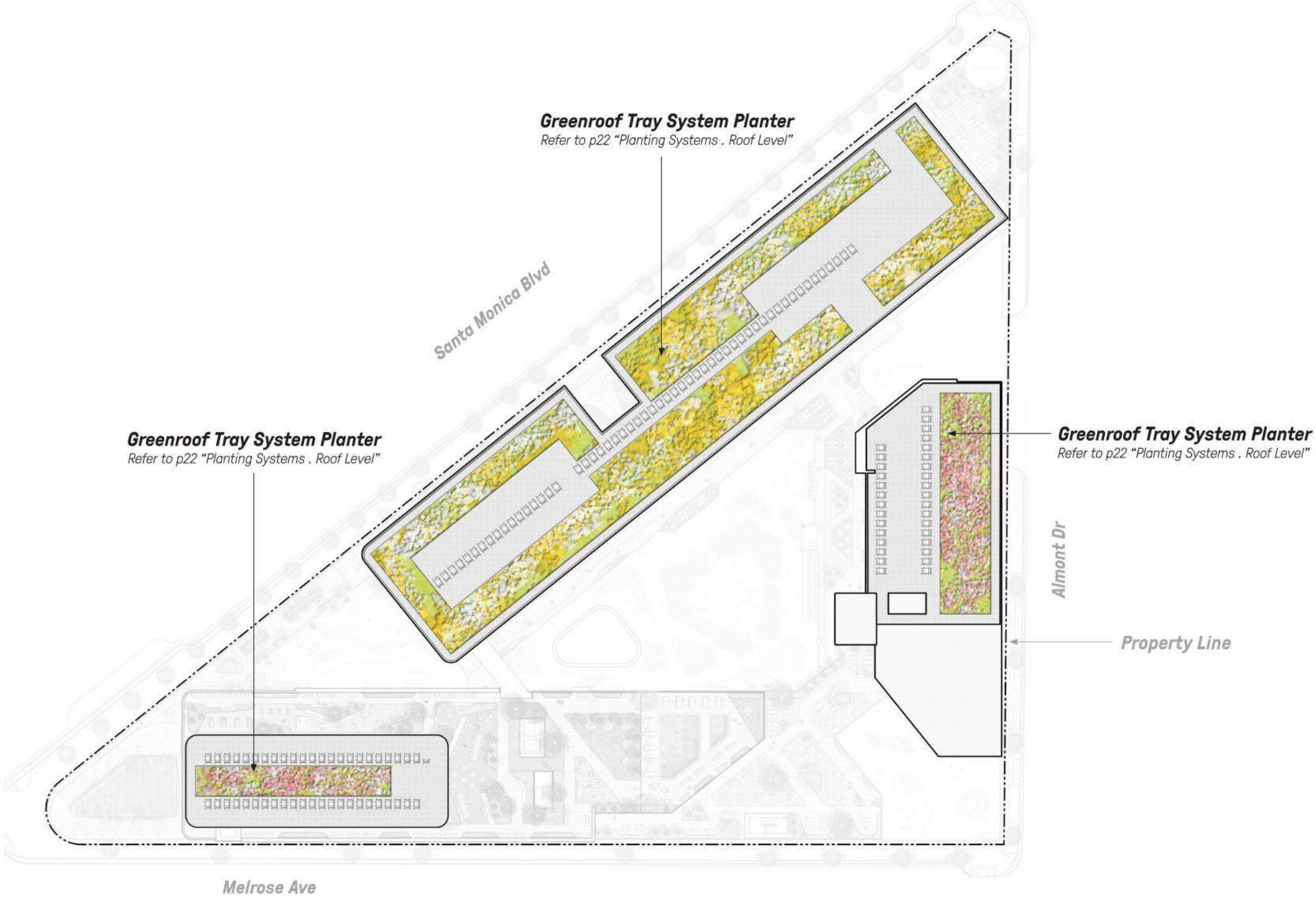
# SEVENTH FLOOR PLAN



# EIGHT FLOOR PLAN



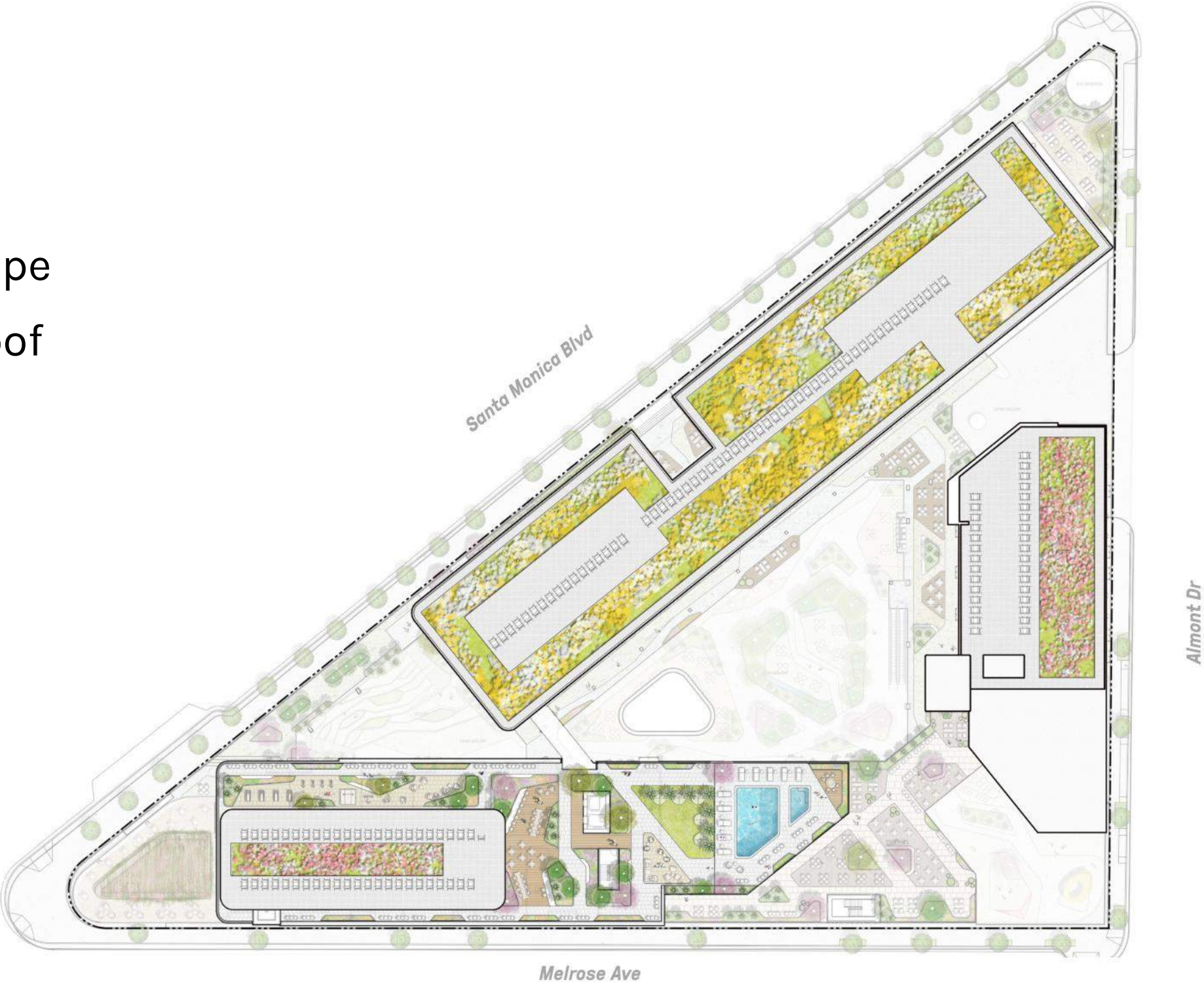
# ROOF PLAN



# GREEN SPACE

## COMPOSITE ROOF PLAN

- 5 levels of landscape
- >35% vegetative roof



Note: All image panels will be art murals



An aerial night rendering of a modern, multi-story building complex. The buildings feature large glass windows and balconies, some of which are illuminated from within. The complex is surrounded by palm trees and a street with cars. In the background, a dense cityscape is visible with numerous lights. The overall scene is dark, with the primary light sources being the building's interior lights and the city lights in the distance.

**THANK YOU**