



WALBERN
DEVELOPMENTS

Gateway Village



Project Name:
Gateway Village

Location:
Laguna Niguel, California

No Units:
351

Unit Mix, Sq. Foot:
50% one bedroom,
40% two bedrooms,
10% three bedrooms.
947 square foot average unit size.

Units Per Acre:
57.18 du/acre

Lot Size:
7.65 acres

Type of Construction:
- Type IIIA – one hour with a Type 1
Fire resistive parking structure.

Number of Stories:
5 stories of on grade residential
with an adjacent five level parking structure.

Construction Cost:
TBD



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**HUMPHREYS &
PARTNERS
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Brief Description:

Gateway Village is a 5 story market rate apartment complex located in Laguna Niguel on Forbes Road, also bounded by Cape Drive and Getty Drive. Forbes Road intersects Crown Valley Parkway. It is located within the Gateway Village Development area. The project is an urban infill project replacing existing two story retail and commercial structures. The project is comprised of 5 stories of type IIIA residential served by an on grade parking structure. There is 5900 square foot of retail with a retail plaza fronting on Forbes Road. The project also features a clubhouse / fitness / Leasing center and a resort style swimming pool. The Italian influenced architecture features a rich complement of materials, details, and colors. The building design also features strong massing breaks and variation in height lending to the feel of an urban setting. The project is designed for each interior unit to capture views of one of the three unique courtyard spaces. The courtyards all reflect the Italian and some Spanish influence of the architectural design but with a contemporary interpretation. The courtyards provide a variety of open spaces with barbeques, swimming pools, and quiet seating areas. Additional recreational areas are provided in the form of small roof top terrace areas. The building itself features tall (10'-0") ceilings on the first floor with volume ceilings at the fifth level loft units. Large glazing areas lend to the open feel of loft style units.

Sustainable design:

Gateway Village will be a CalGreen 2010 compliant Project. Many of the features are typical for any project in the state of California, ranging from the use of low VOC adhesives and paints to separation of trash and recyclables to control over construction activity pollution and recycling of construction waste. Other features included are higher efficiency equipment and appliances, higher level of control over the environment, and greater use of daylighting. The use of bicycles will be encouraged by providing secure, convenient bicycle racks. 20%-30% reduction in the use of water will be implemented.

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