



THE KOLL CENTER RESIDENCES

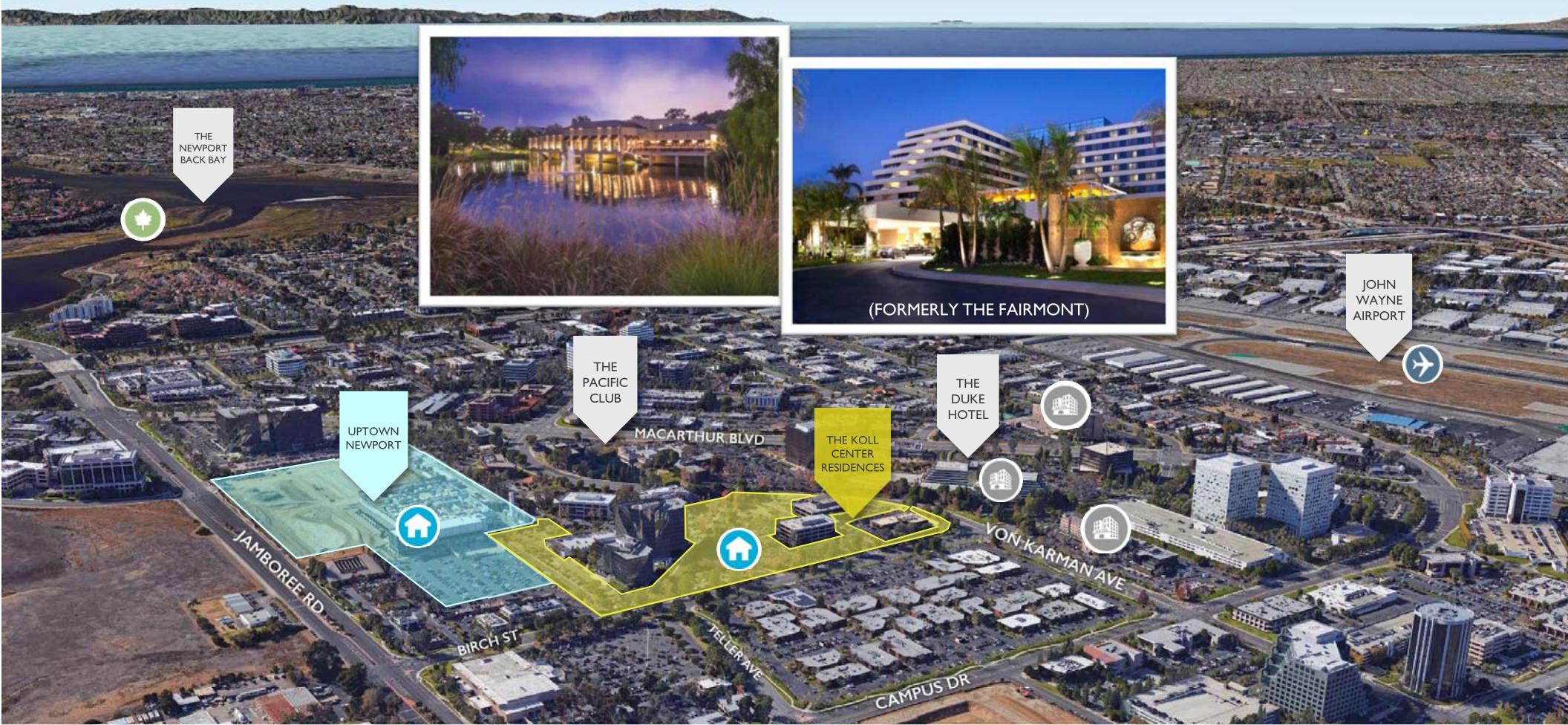
COMMUNITY FORUM

October 30, 2017

PRESENTED BY



THE KOLL CENTER
RESIDENCES



KOLL CENTER VICINITY BIRDSEYE VIEW

THE KOLL CENTER
RESIDENCES

GENERAL PLAN LAND USE DESIGNATION



- MU H2
- Residential up to 2,200 units
 - 1650 Replacement
 - Uptown: 632
 - Remaining: 1018
 - 550 Additive
 - Koll: 260
 - Uptown: 290
- Office, Commercial, Industrial, Hotel & Mixed-use

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ICDP

Integrated Conceptual Development Plan
(ICDP) adopted September, 2010



ICDP UNIT ALLOCATION SUMMARY

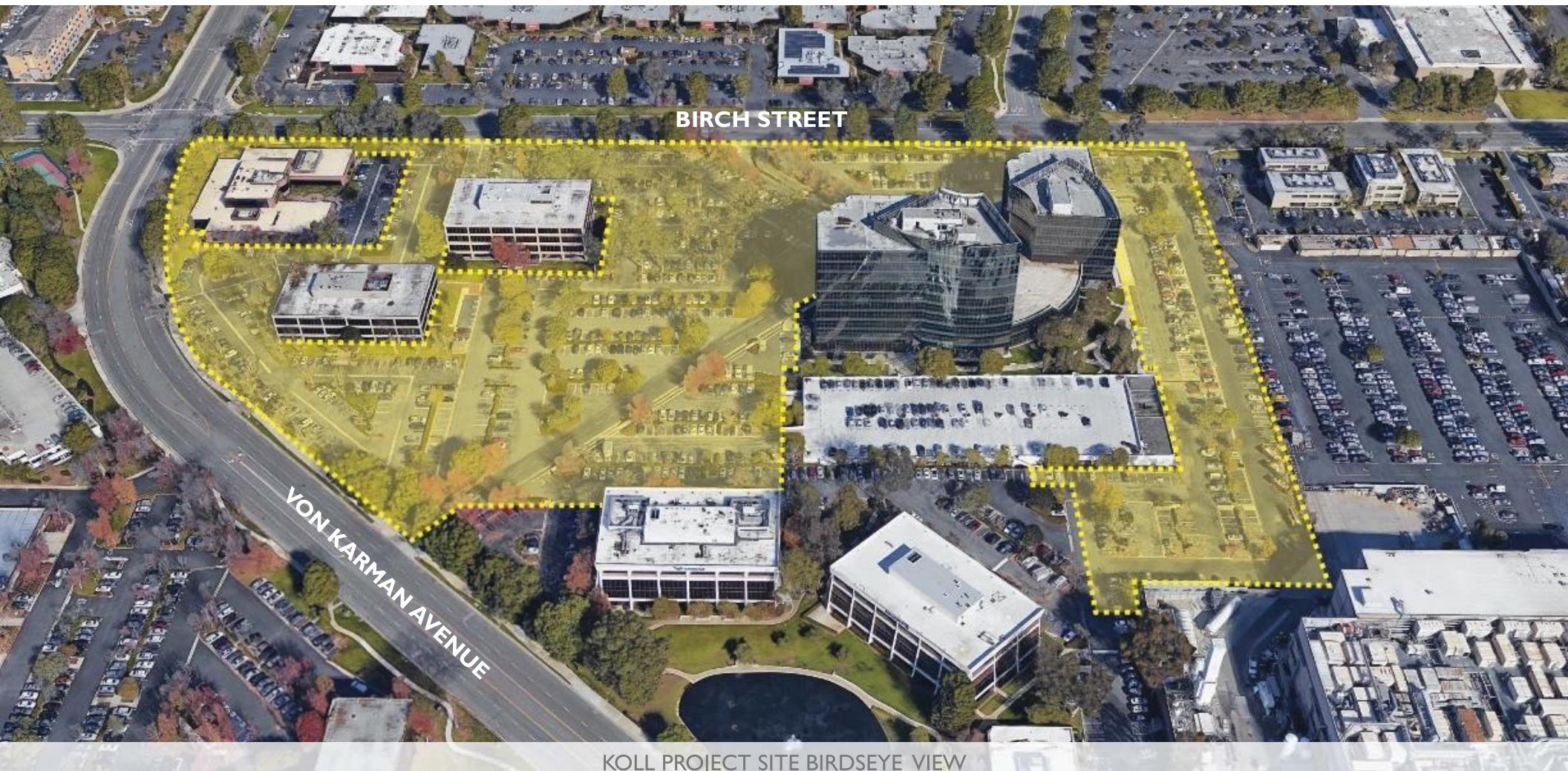
	Additive	Replacement	Density Bonus	Total
Koll Site	260			260
Conexant Site*	290	632	322	1,244
Totals	550	632	322	1,504

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KOLL CENTER VICINITY BIRDSEYE VIEW

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KOLL PROJECT SITE BIRDSEYE VIEW

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PROJECT STATS

260 RESIDENTIAL FOR-SALE
CONDOMINIUMS



3,000 SQUARE FEET
OF RETAIL USES



FREE-STANDING
PARKING STRUCTURE

IMPROVED
SPINE STREET

IMPROVED OFFICE
COMMON SPACE

1-ACRE
PUBLIC PARK



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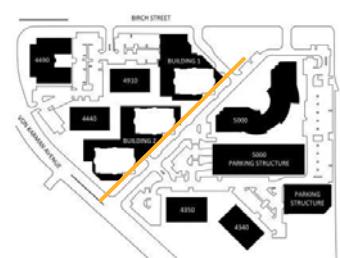
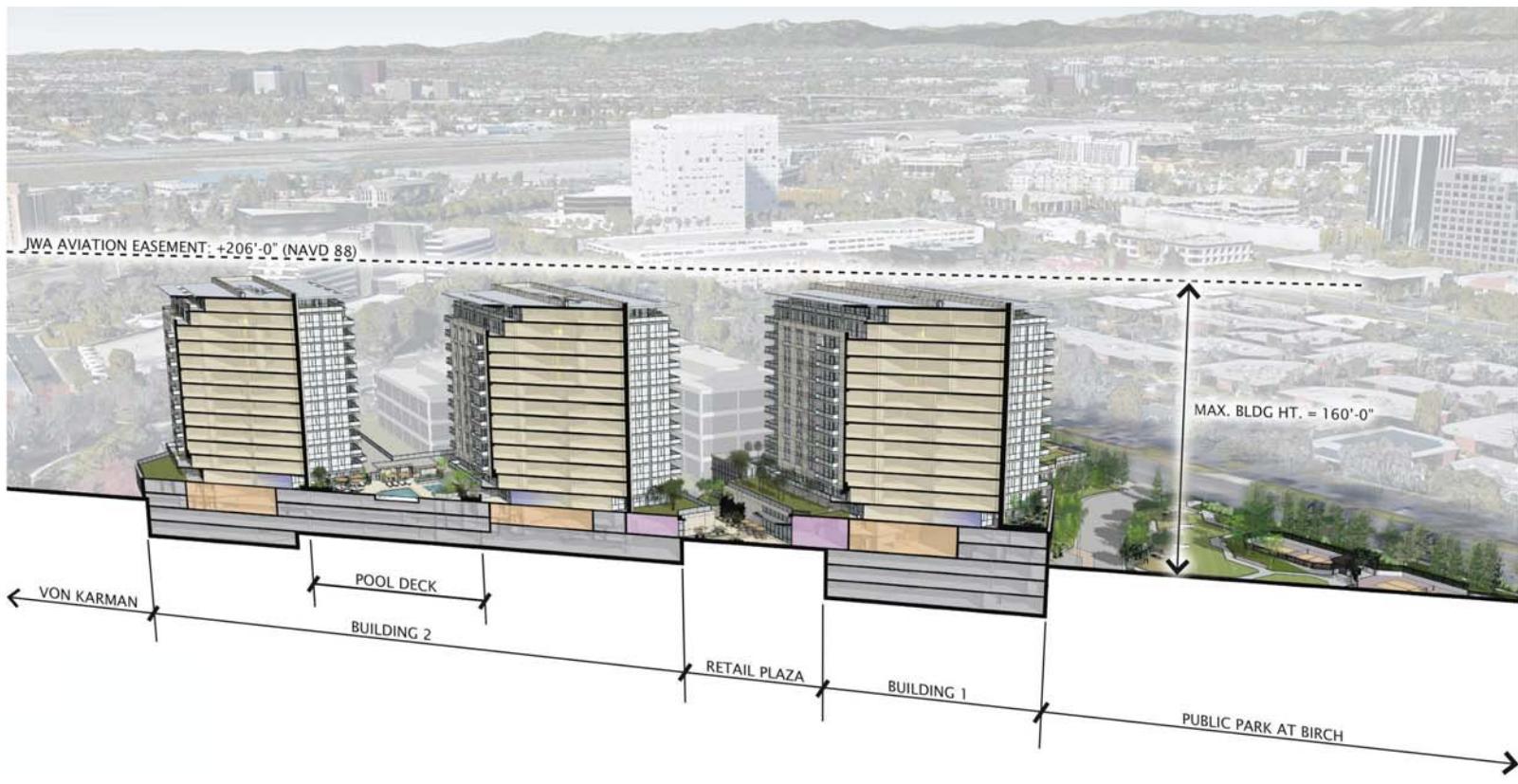
CONCEPTUAL SITE PLAN

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BIRDSEYE PERSPECTIVE

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RESIDENCES

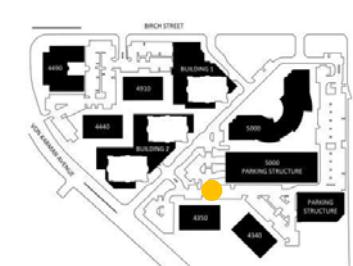


SECTION PERSPECTIVE

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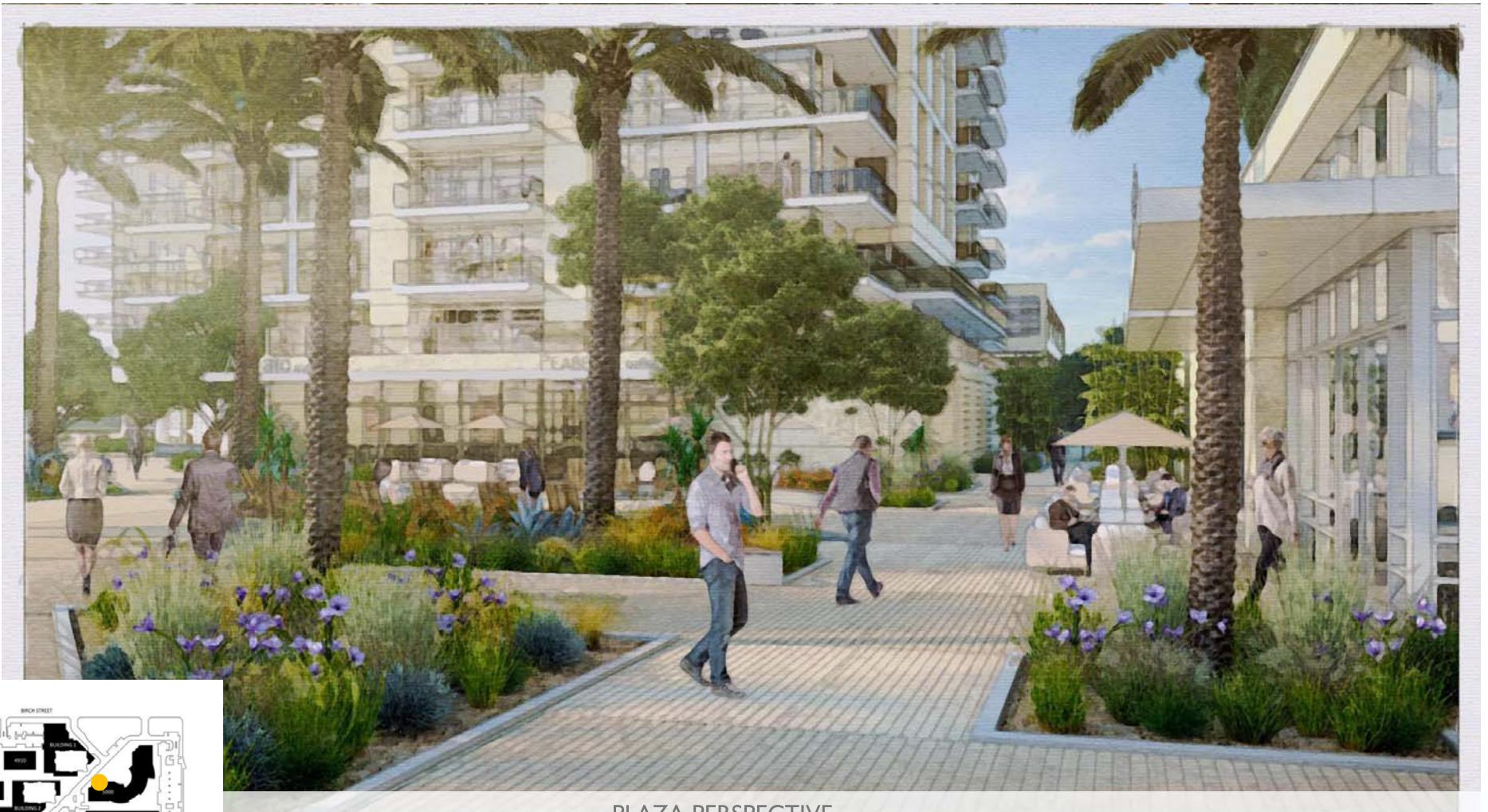


KOLL CENTER BUILDING PERSPECTIVE

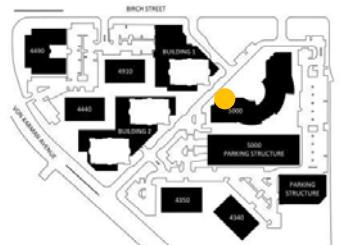


KEYMAP

THE KOLL CENTER RESIDENCES



PLAZA PERSPECTIVE

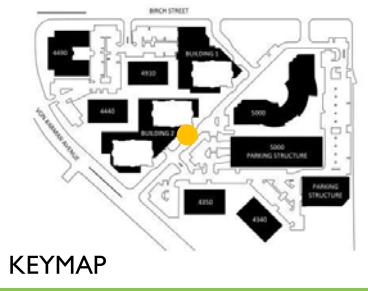


KEYMAP

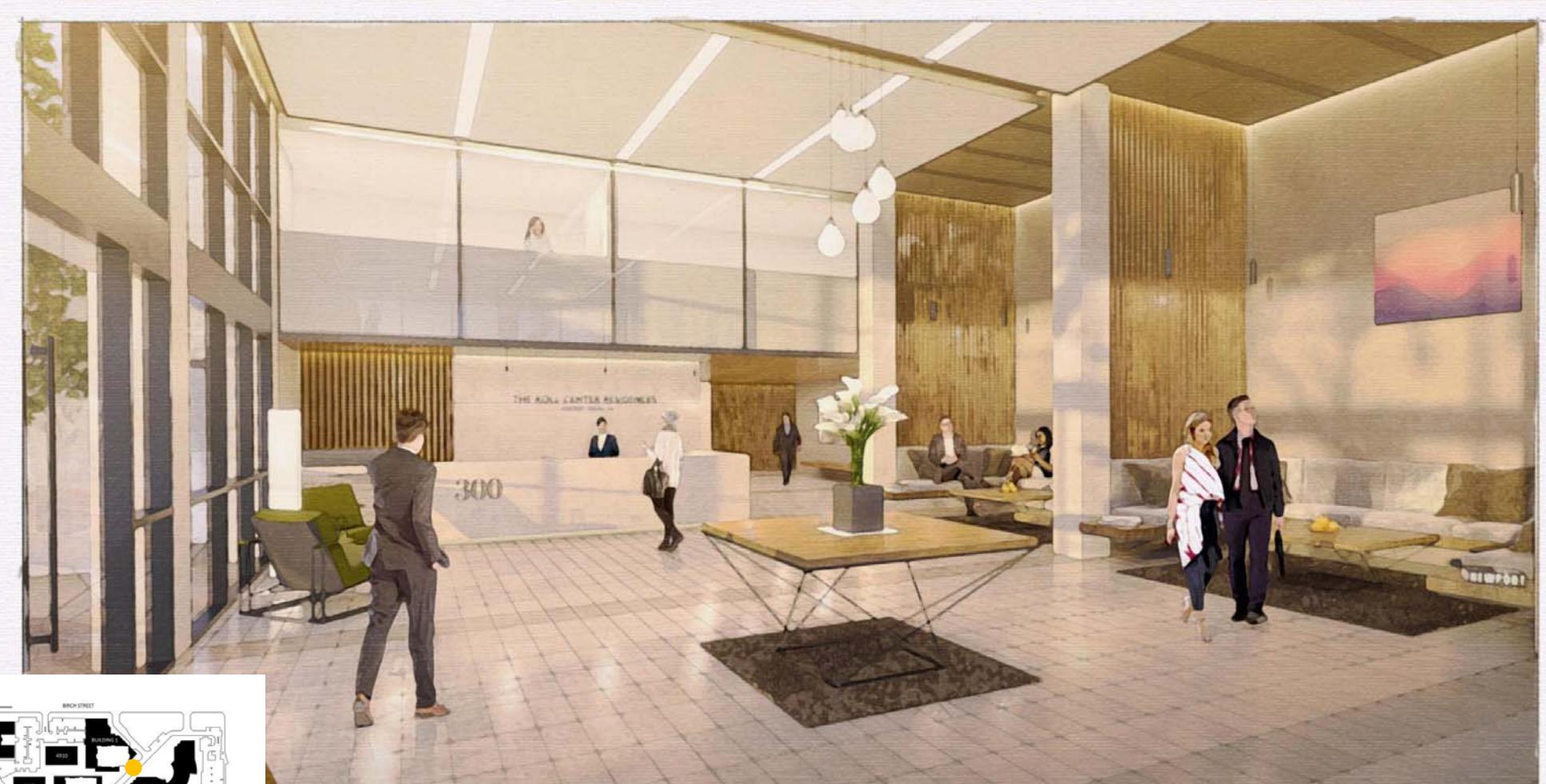
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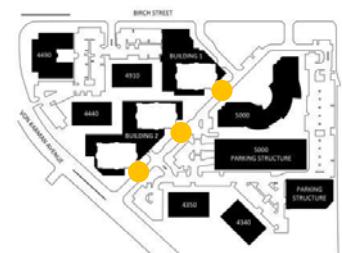
FIRST-LEVEL POOL DECK PERSPECTIVE



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LOBBY PERSPECTIVE



KEYMAP

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KEYMAP

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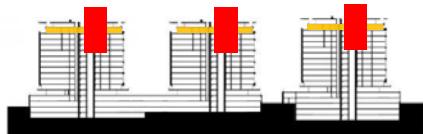
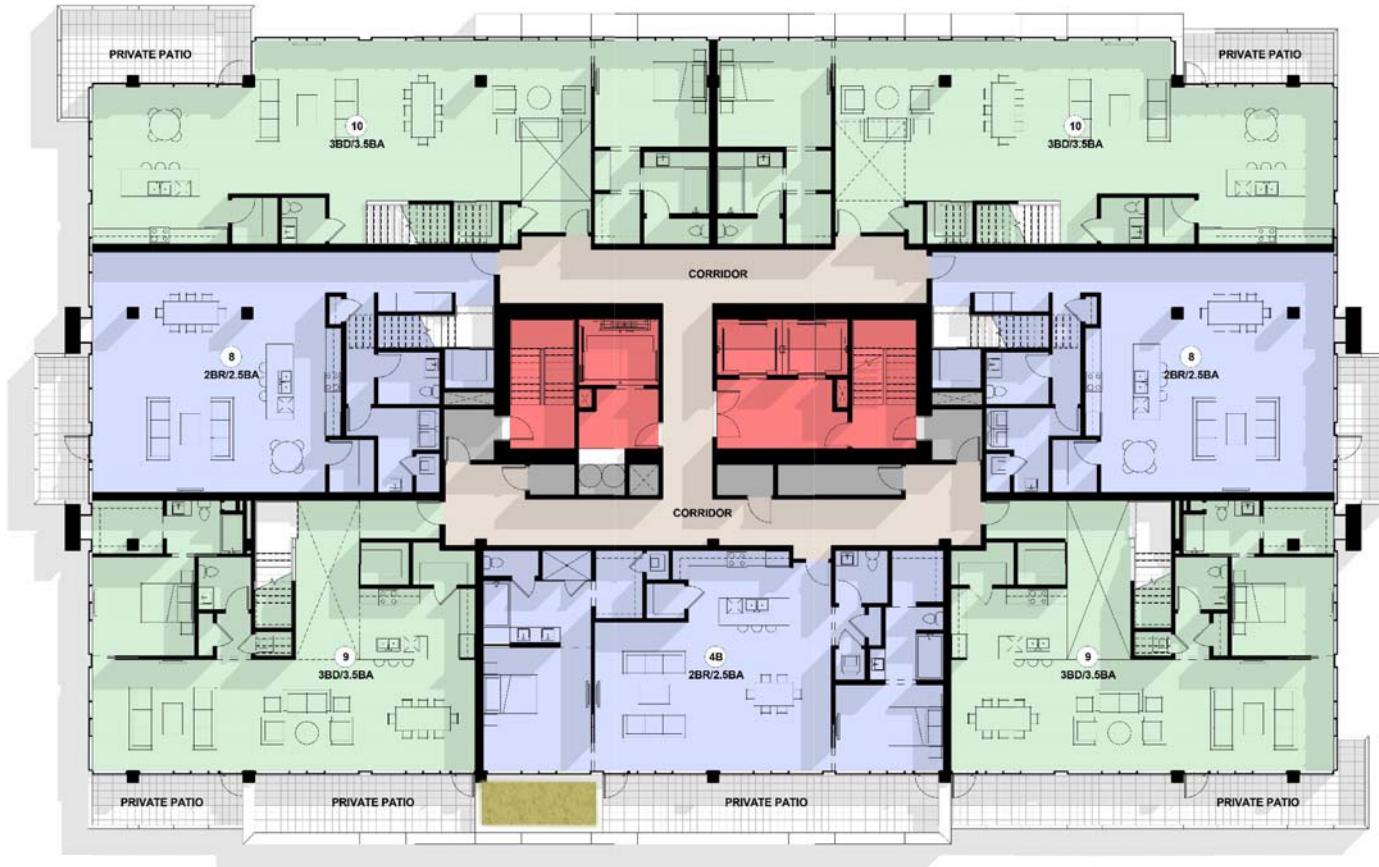
TYPICAL FLOOR PLAN - 2 BEDROOM / 2.5 BATH

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1

PENTHOUSE LEVEL

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KEYMAP

2

PENTHOUSE LEVEL

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KEYMAP



PENTHOUSE PERSPECTIVE

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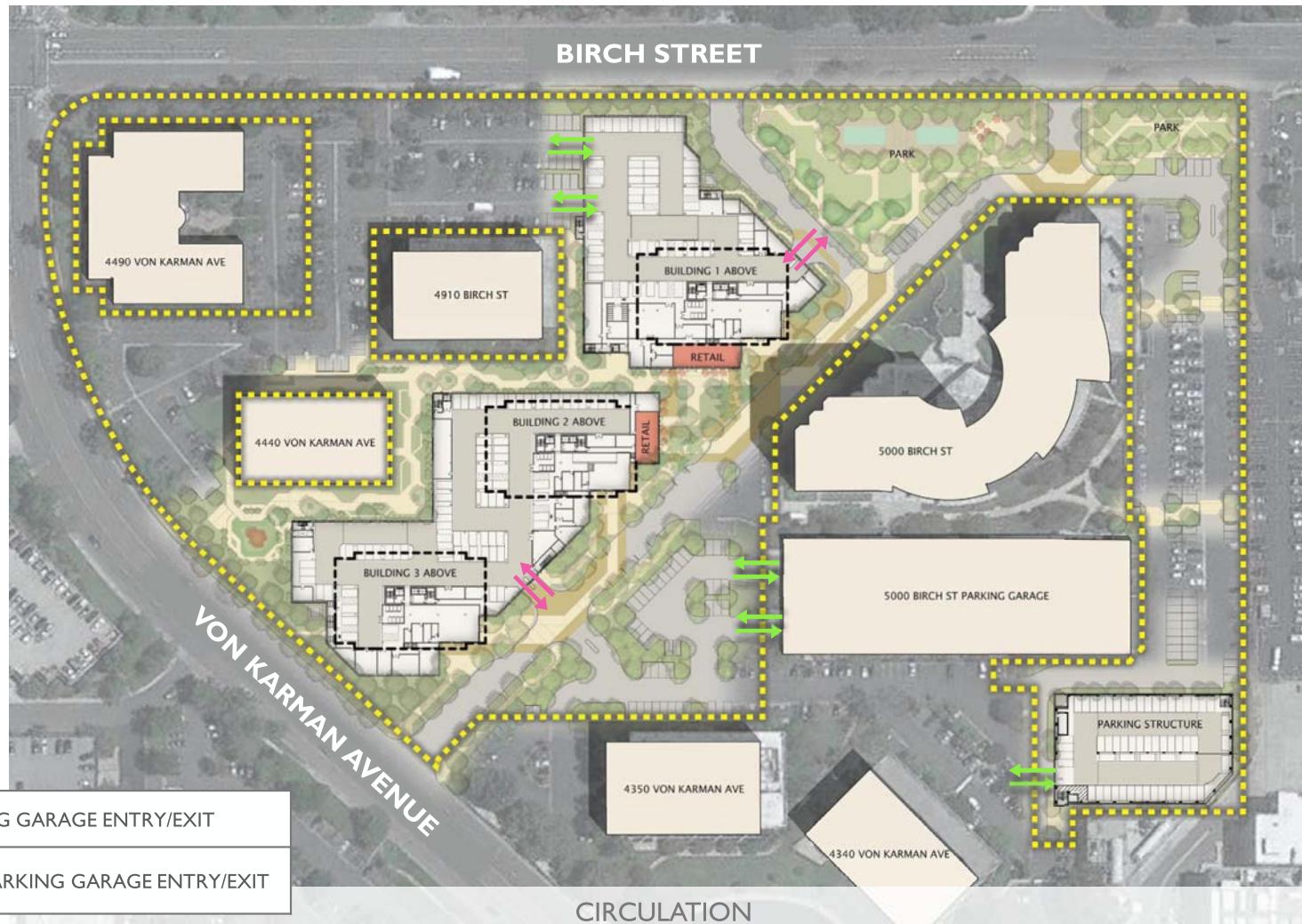
█	EXISTING OFFICE GATE
█	PROPOSED OFFICE GATE
█	PROPOSED RESIDENTIAL GATE

EXISTING & PROPOSED GATES

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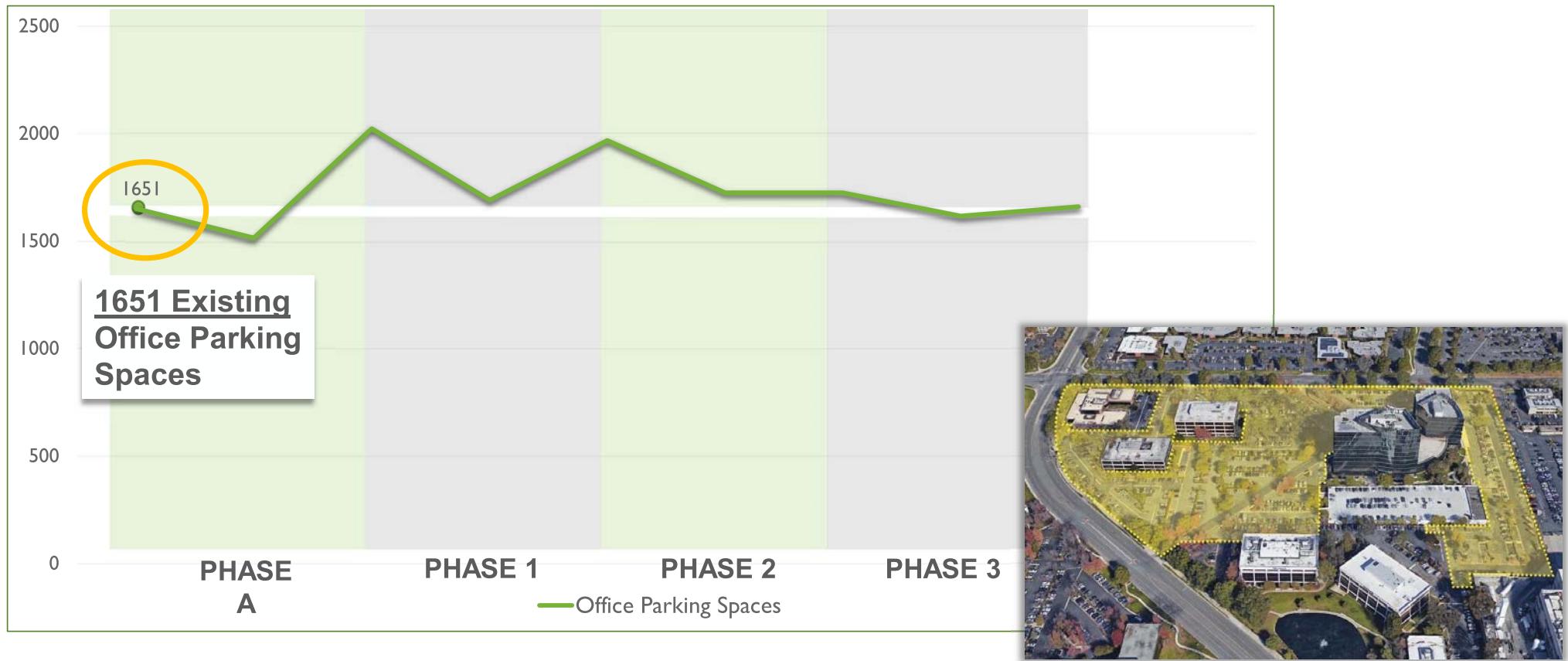
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PEDESTRIAN CONNECTIVITY

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OFFICE PARKING SUPPLY - EXISTING



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OFFICE PARKING SUPPLY – PHASE A



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OFFICE PARKING SUPPLY – PHASE 1



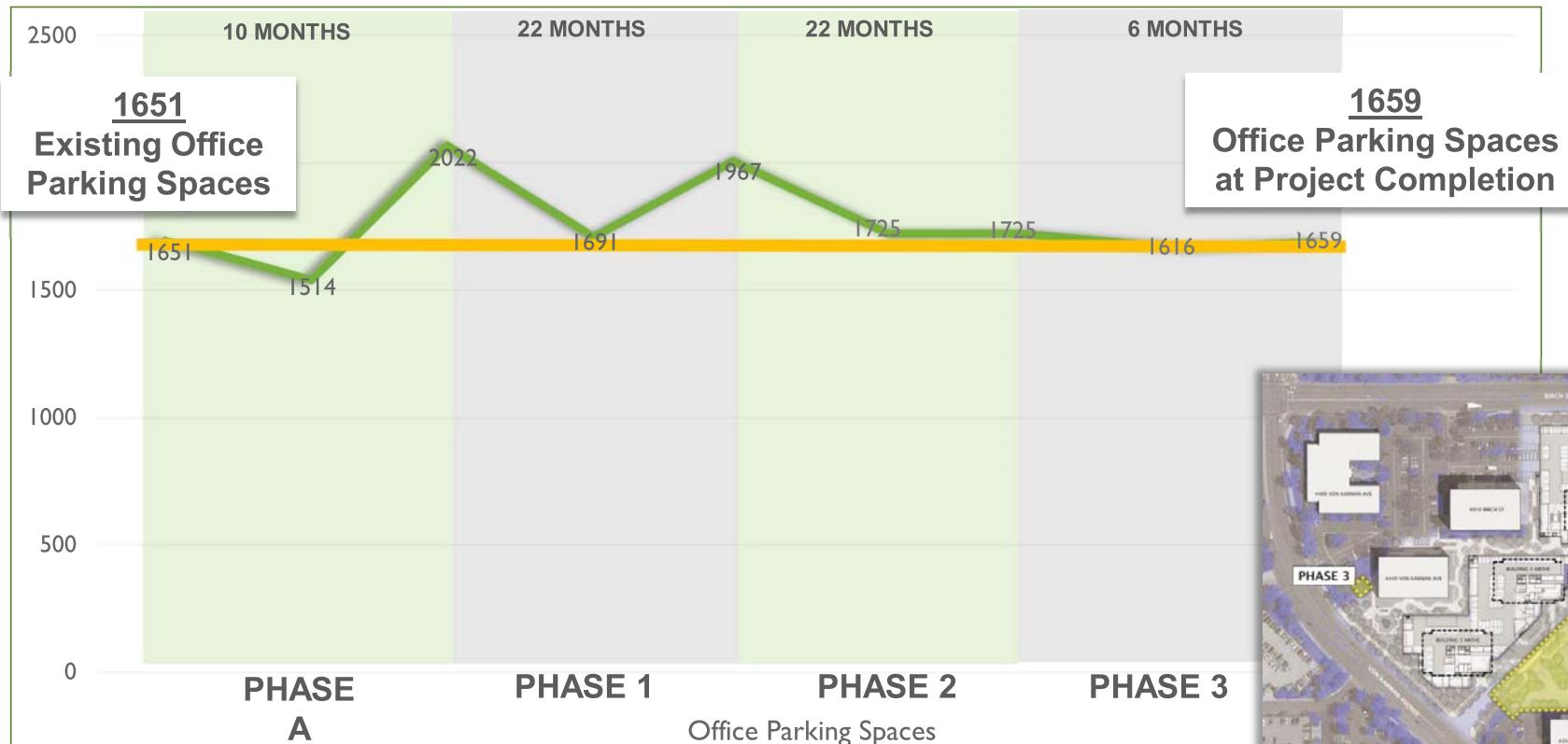
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OFFICE PARKING SUPPLY – PHASE 2



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OFFICE PARKING SUPPLY – PHASE 3



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LANDSCAPE

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ILLUSTRATIVE LANDSCAPE PLAN - GROUND LEVEL

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ILLUSTRATIVE LANDSCAPE PLAN – PODIUM LEVEL

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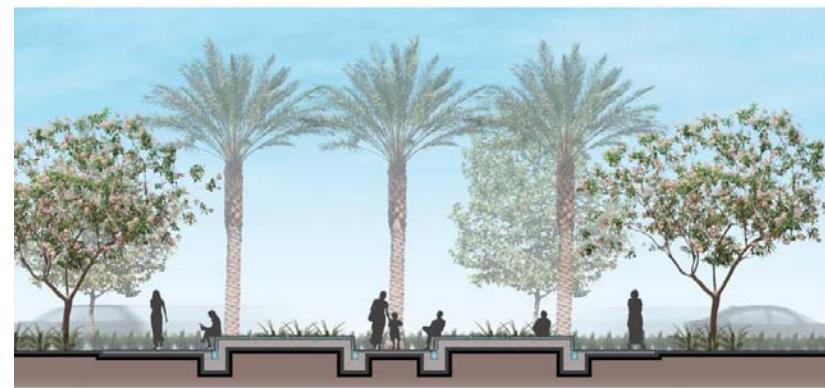
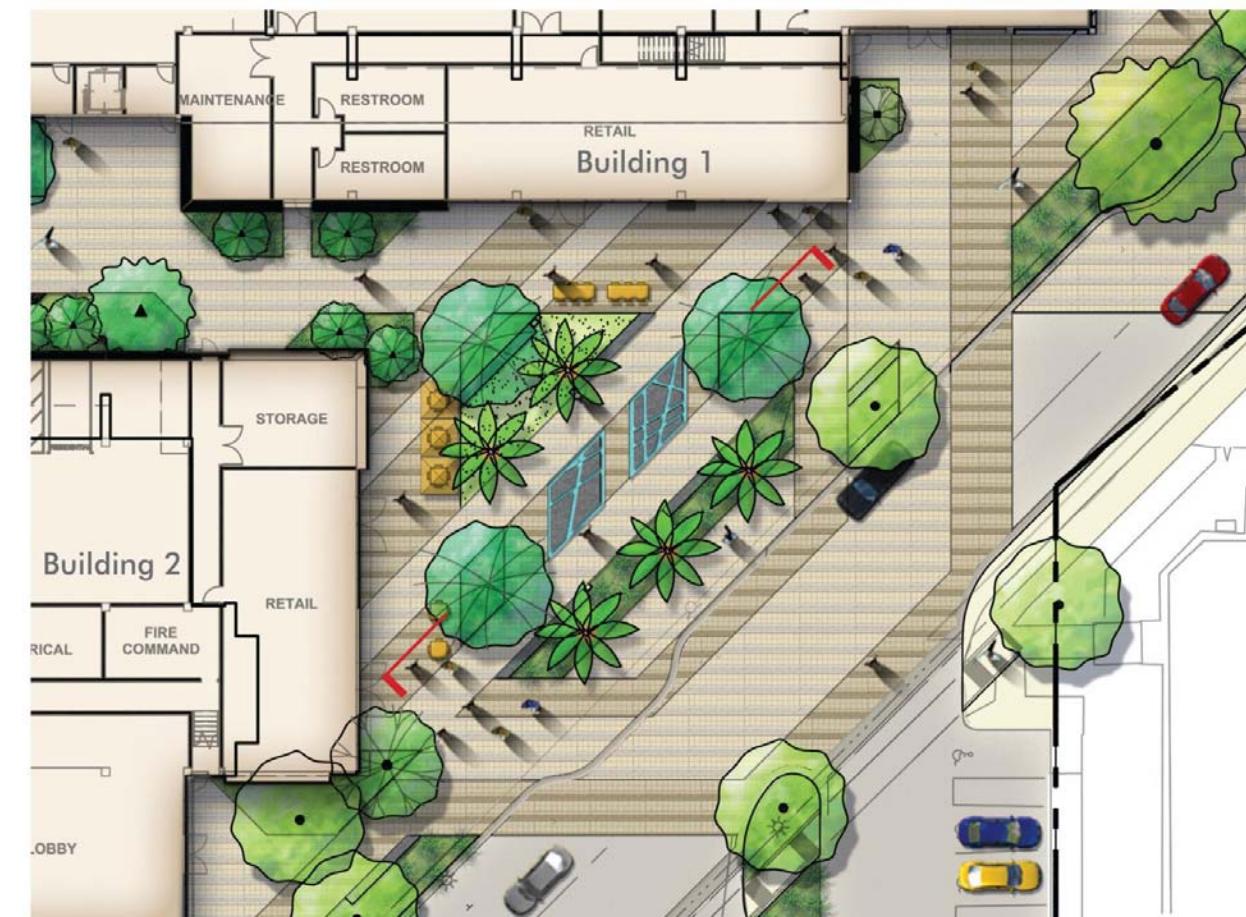
ILLUSTRATIVE LANDSCAPE PLAN – PARK

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PICKLE BALL COURT

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ILLUSTRATIVE LANDSCAPE PLAN – STARS OF THE BAY PLAZA

KEYMAP

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ILLUSTRATIVE LANDSCAPE PLAN – VON KARMAN PLAZA

KEYMAP

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CONCLUSION

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RESIDENCES

PROJECT BENEFITS



MODERN

MIXED-USE CAMPUS WITH NEW CLASS A RESIDENTIAL, RETAIL AND PARK

REDUCED

COMMON AREA EXPENSES FOR KOLL CENTER NEWPORT PROPERTY OWNERS

NEW

STATE OF THE ART PARKING STRUCTURE FOR OFFICE TENANTS

IMPROVED

SURFACE PARKING LOTS, LANDSCAPING, AND SITE LIGHTING IN PROJECT AREA

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PROJECT BENEFITS



ADVANCED

WATER QUALITY FEATURES

RECYCLED

WATER RETENTION INTEGRATION

ADDITIONAL

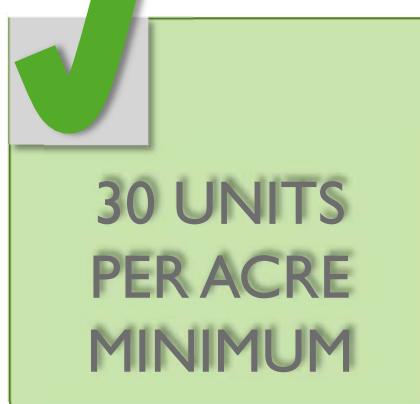
1-ACRE PUBLIC RECREATIONAL PARK SPACE

BENEFICIAL

CITY REVENUES THROUGH DEVELOPMENT AGREEMENT

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GENERAL PLAN COMPLIANCE





ILLUSTRATIVE LANDSCAPE PLAN - GROUND LEVEL

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