

# THE KOLL CENTER RESIDENCES

COMMUNITY FORUM

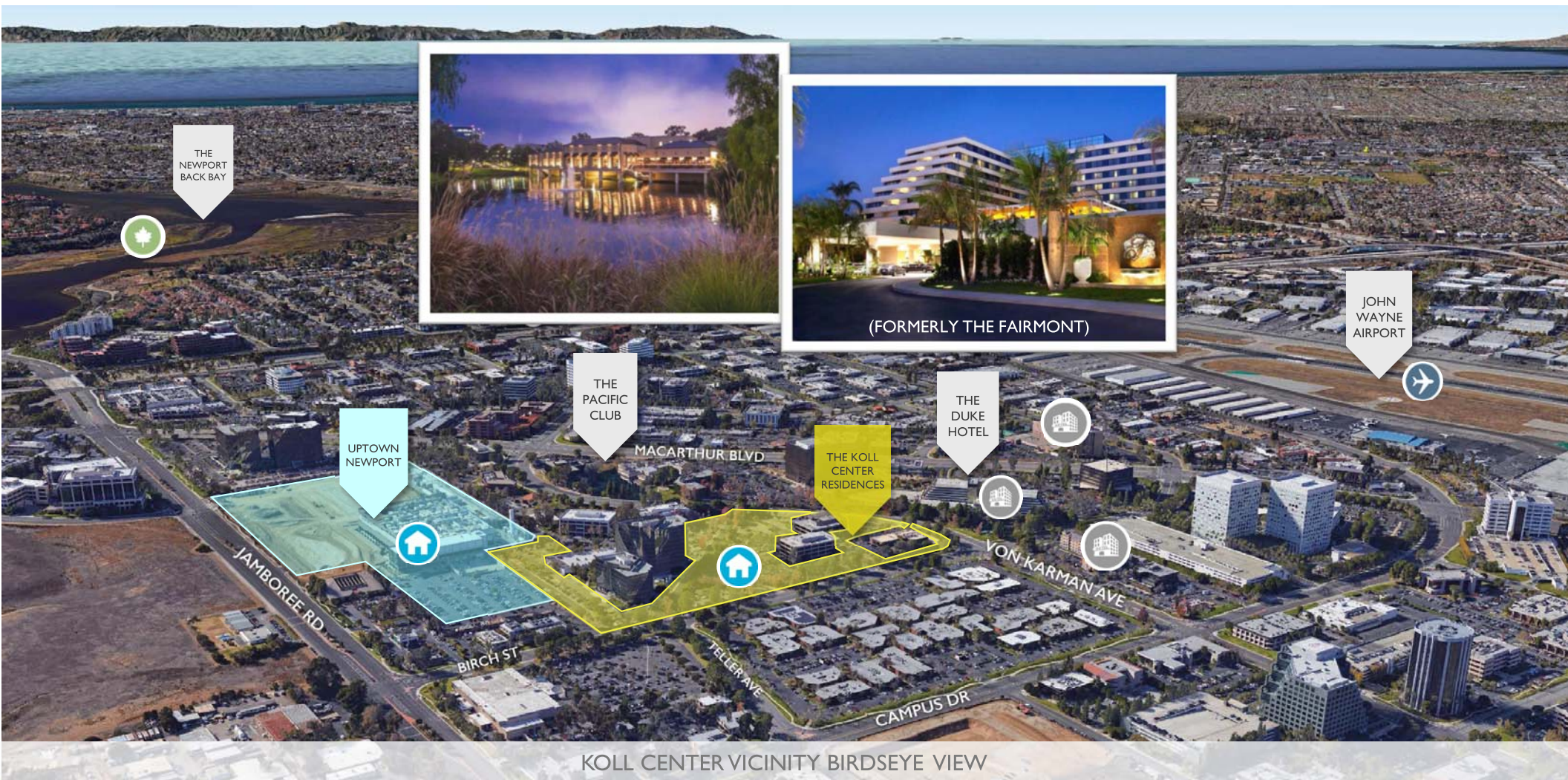
October 30, 2017



PRESENTED BY

SHOPOFF | REALTY  
INVESTMENTS

THE KOLL CENTER  
RESIDENCES



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## 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**



# ICDP

Integrated Conceptual Development Plan (ICDP) adopted September, 2010

## ICDP UNIT ALLOCATION SUMMARY

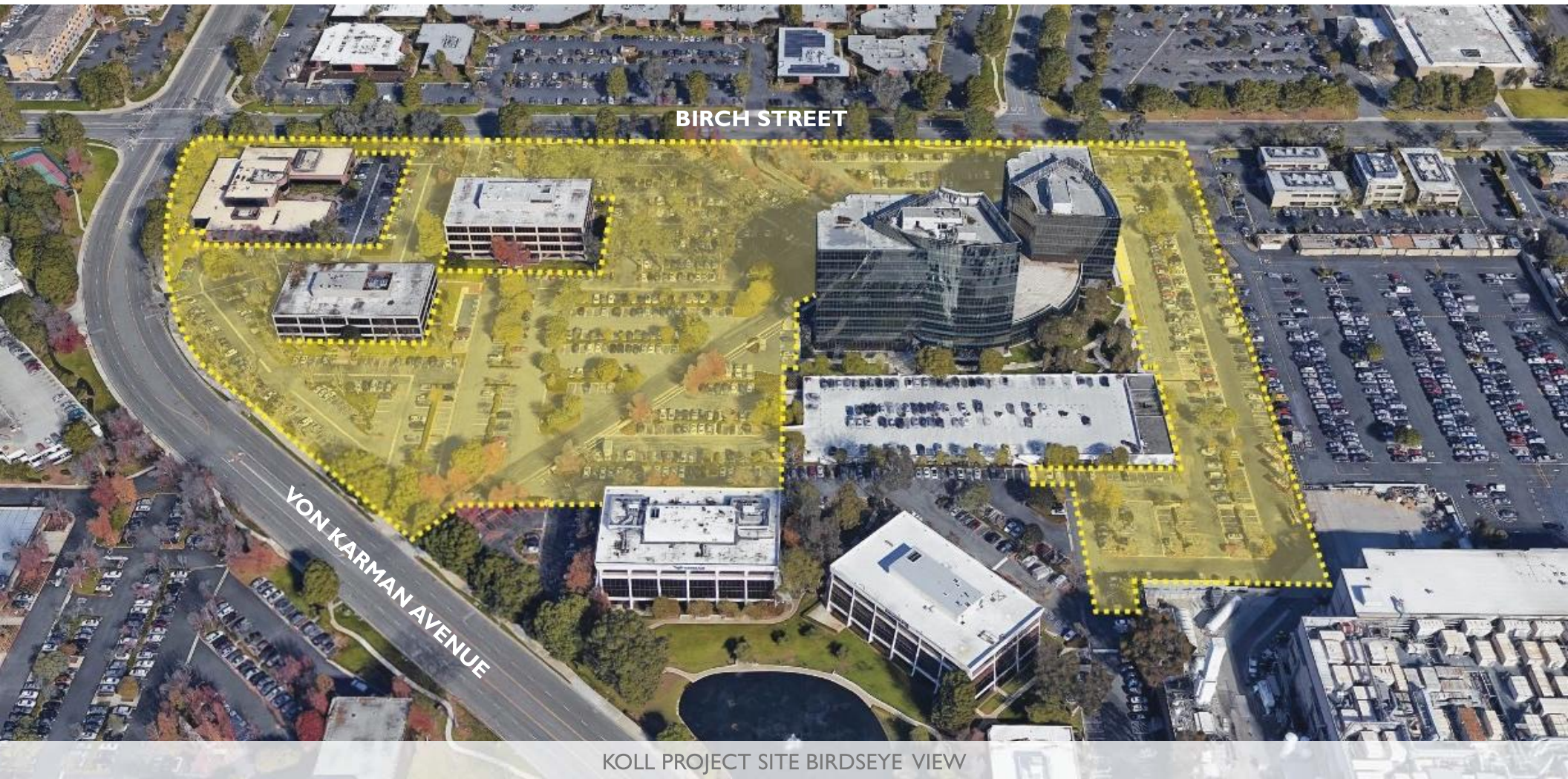
	Additive	Replacement	Density Bonus	Total
Koll Site	260			260
Conexant Site*	290	632	322	1,244
Totals	550	632	322	1,504

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KOLL CENTER VICINITY BIRDSEYE VIEW

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BIRCH STREET

VON KARMAN AVENUE

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**



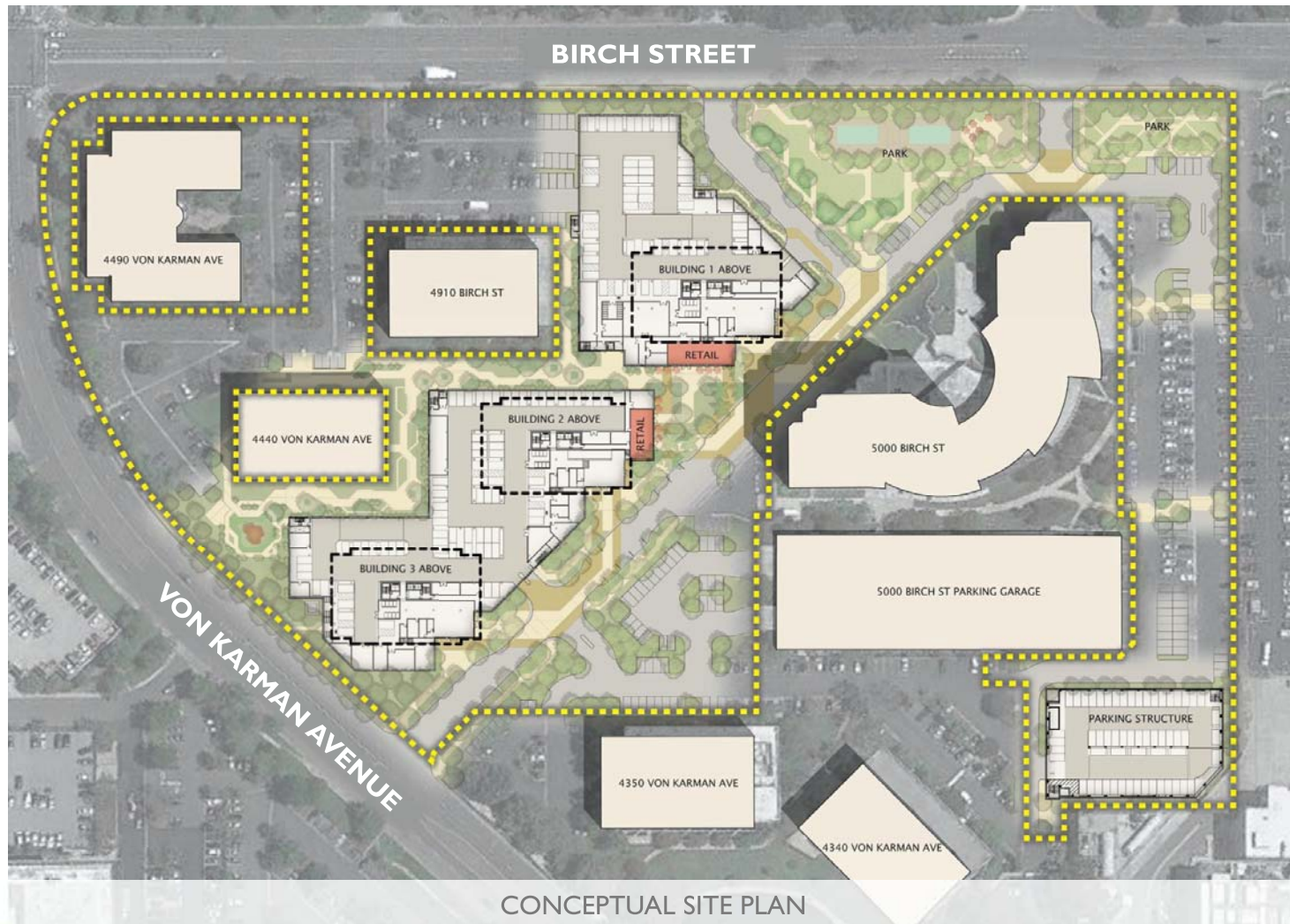
**IMPROVED OFFICE  
COMMON SPACE**



**1-ACRE  
PUBLIC PARK**



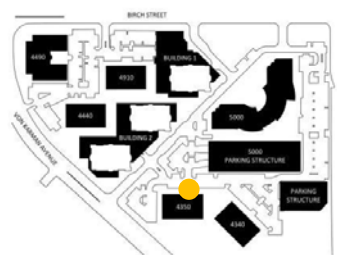
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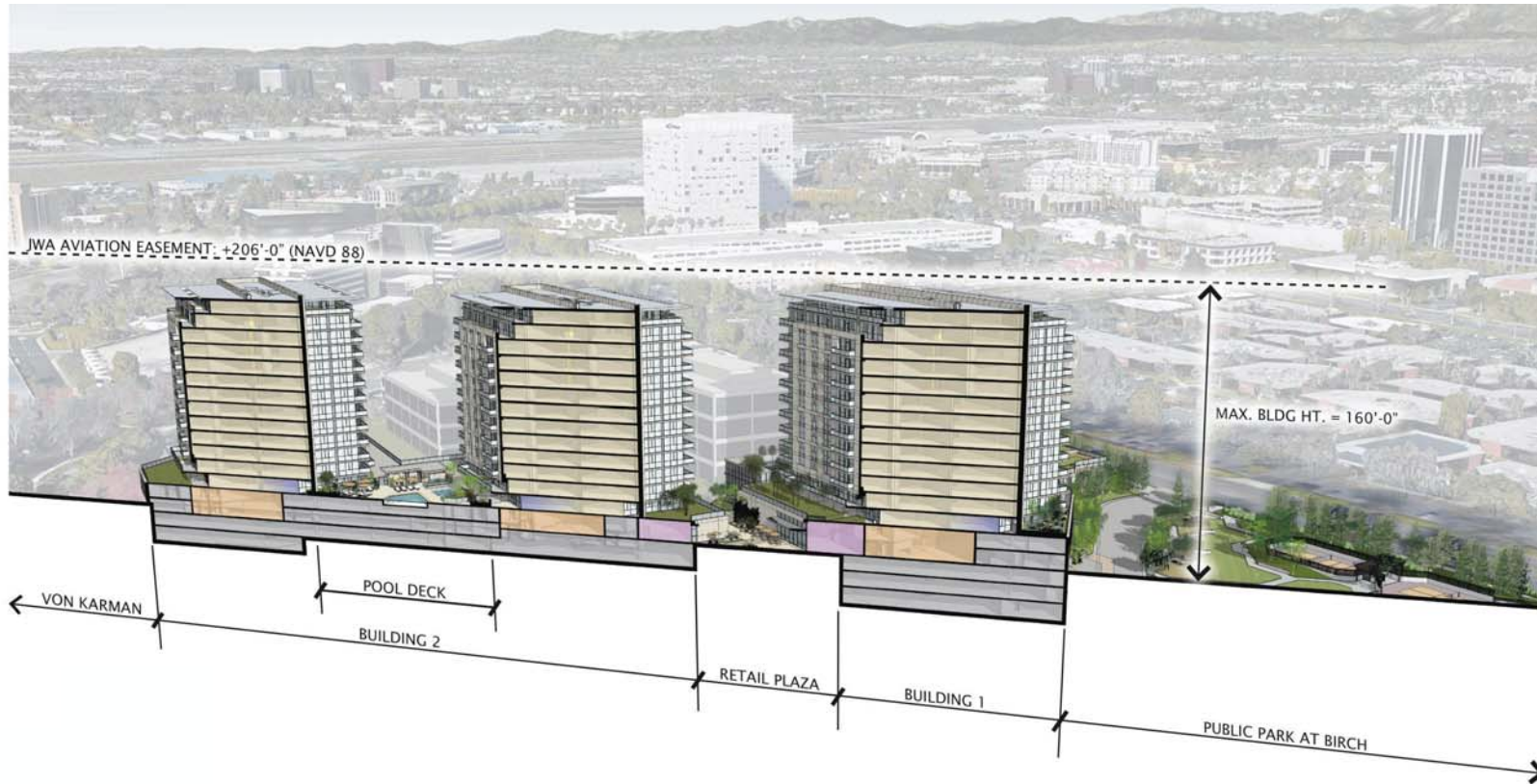


BIRDSEYE PERSPECTIVE

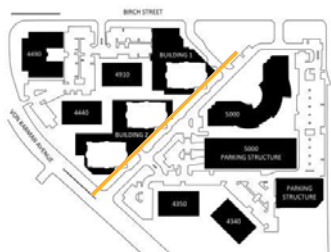


KEYMAP

THE KOLL CENTER  
RESIDENCES



- LOBBY
- RETAIL
- AMENITY
- RESIDENTIAL
- PARKING GARAGE / BUILDING SUPPORT



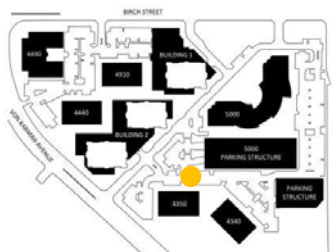
KEYMAP

SECTION PERSPECTIVE

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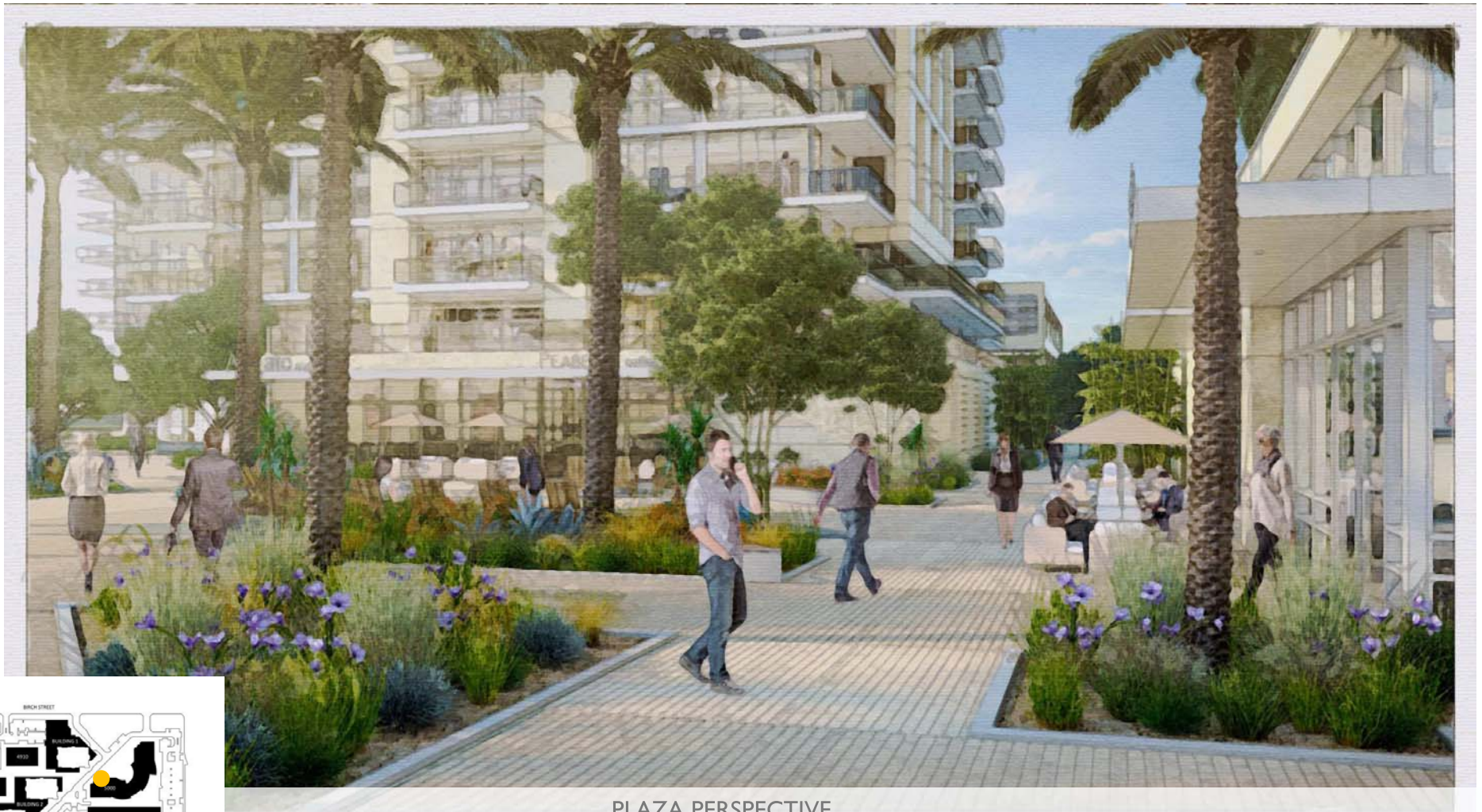


KOLL CENTER BUILDING PERSPECTIVE



KEYMAP

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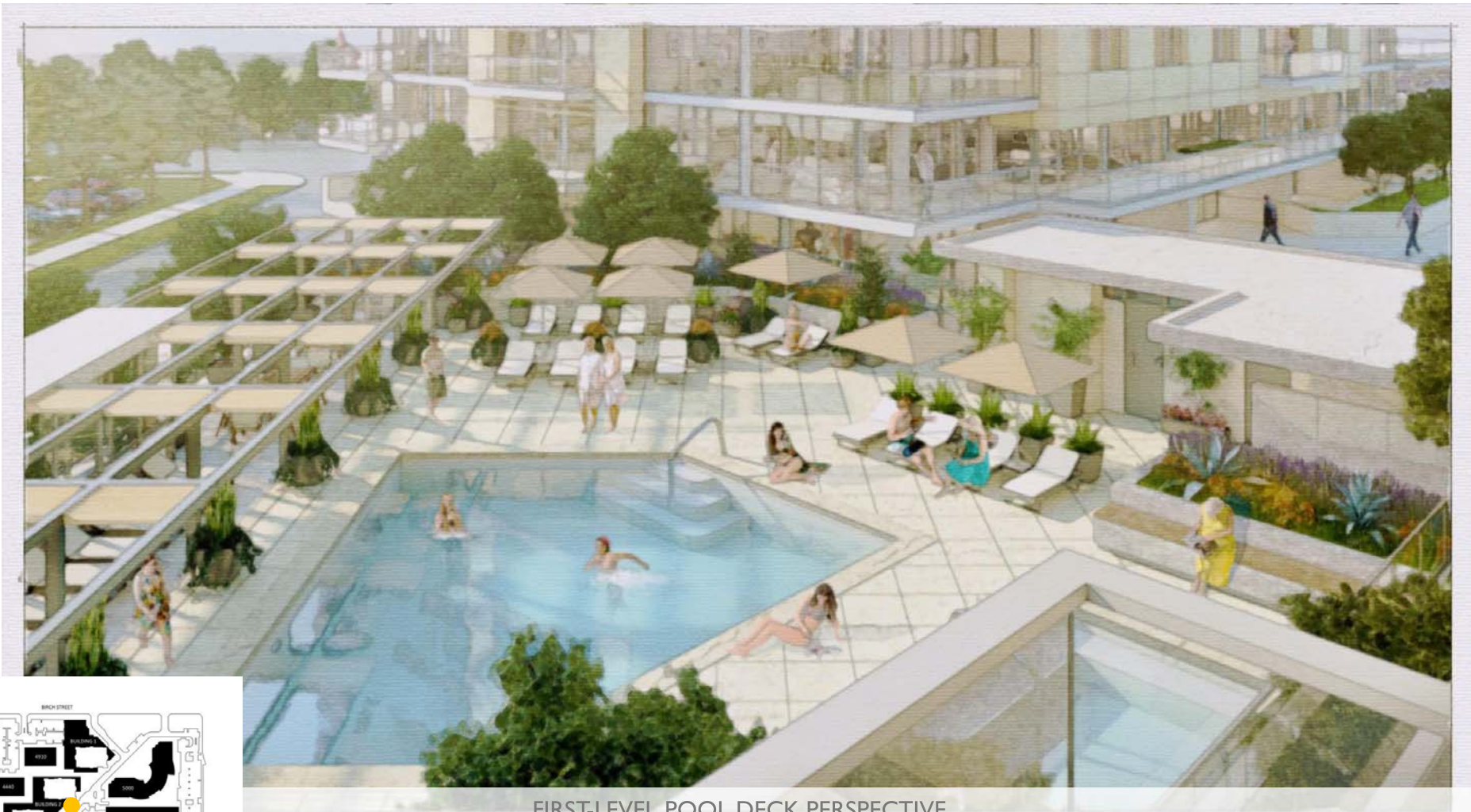


PLAZA PERSPECTIVE



KEYMAP

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## KEYMAP

**THE KOLL CENTER  
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LOBBY PERSPECTIVE



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LEVEL 3

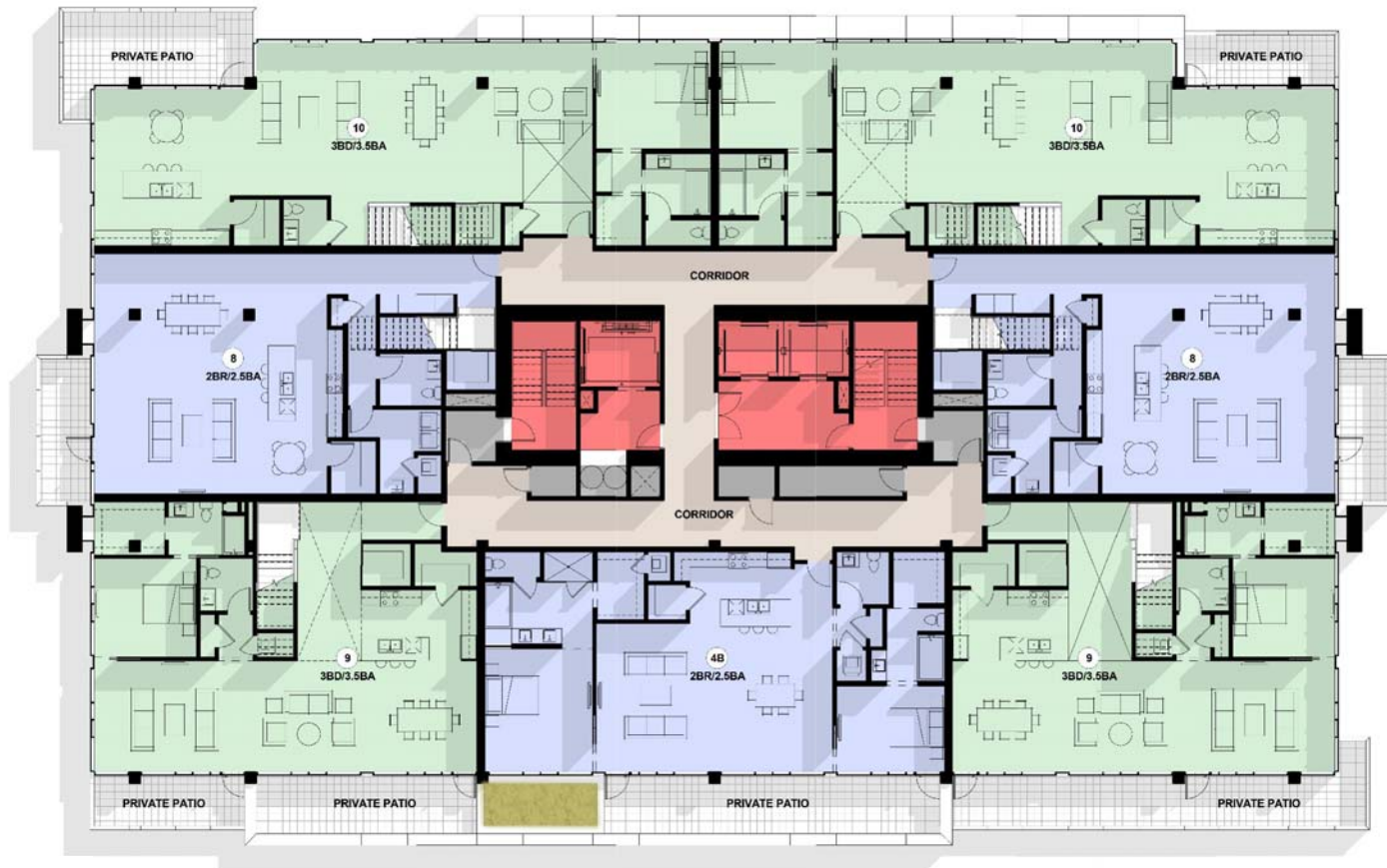


KEYMAP

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TYPICAL FLOOR PLAN - 2 BEDROOM / 2.5 BATH



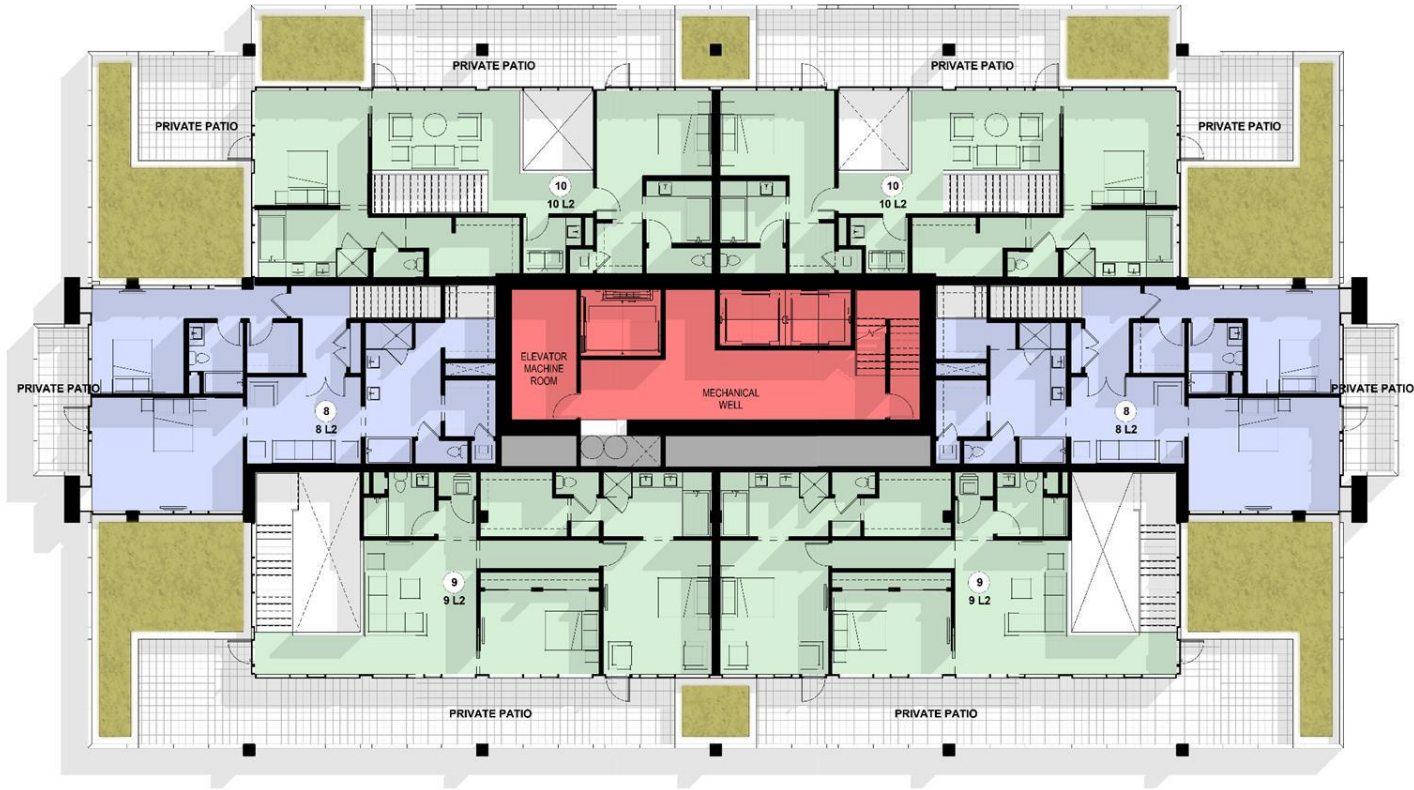
1

PENTHOUSE LEVEL



KEYMAP

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2

PENTHOUSE LEVEL



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PENTHOUSE PERSPECTIVE

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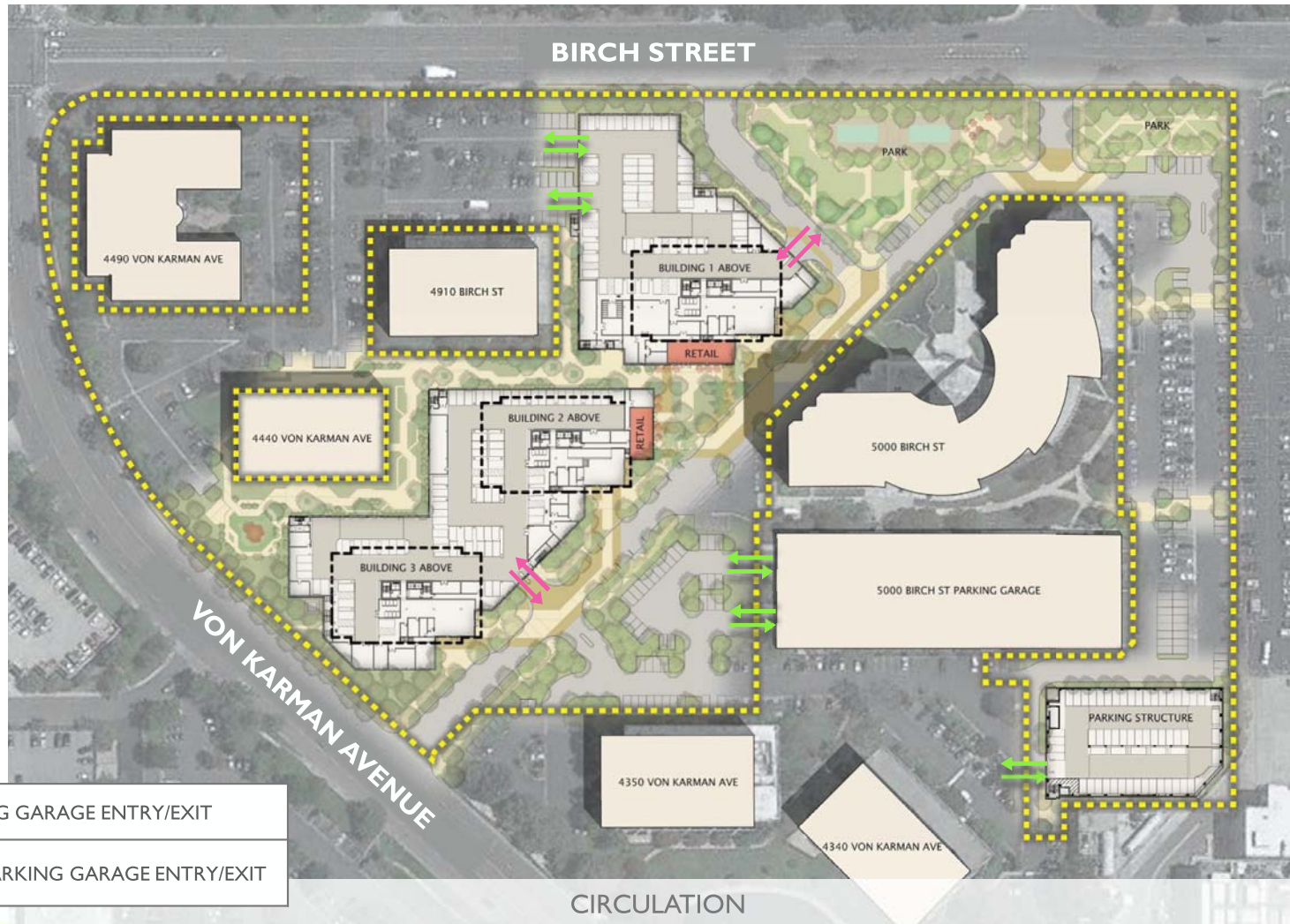


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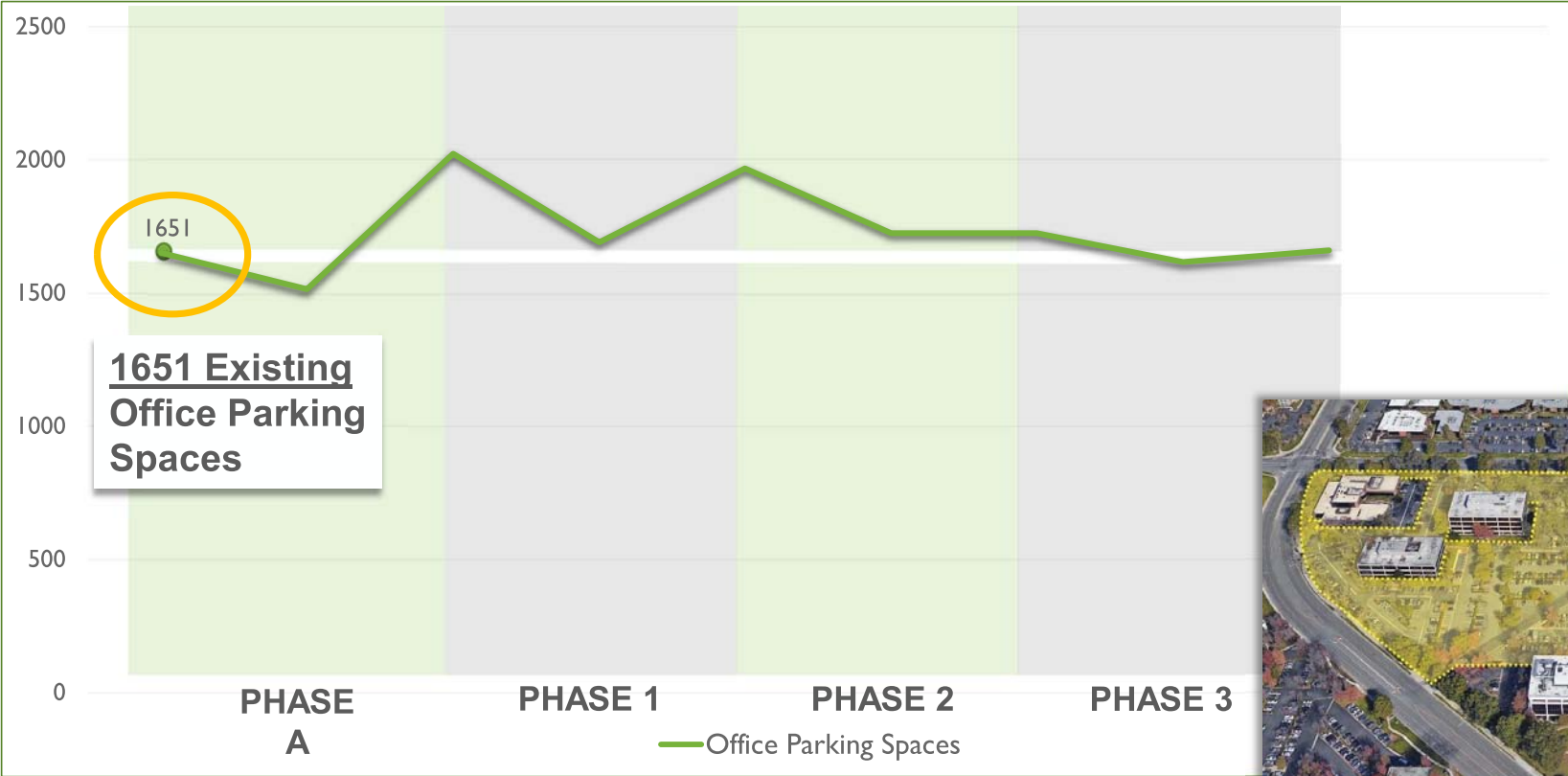
CIRCULATION

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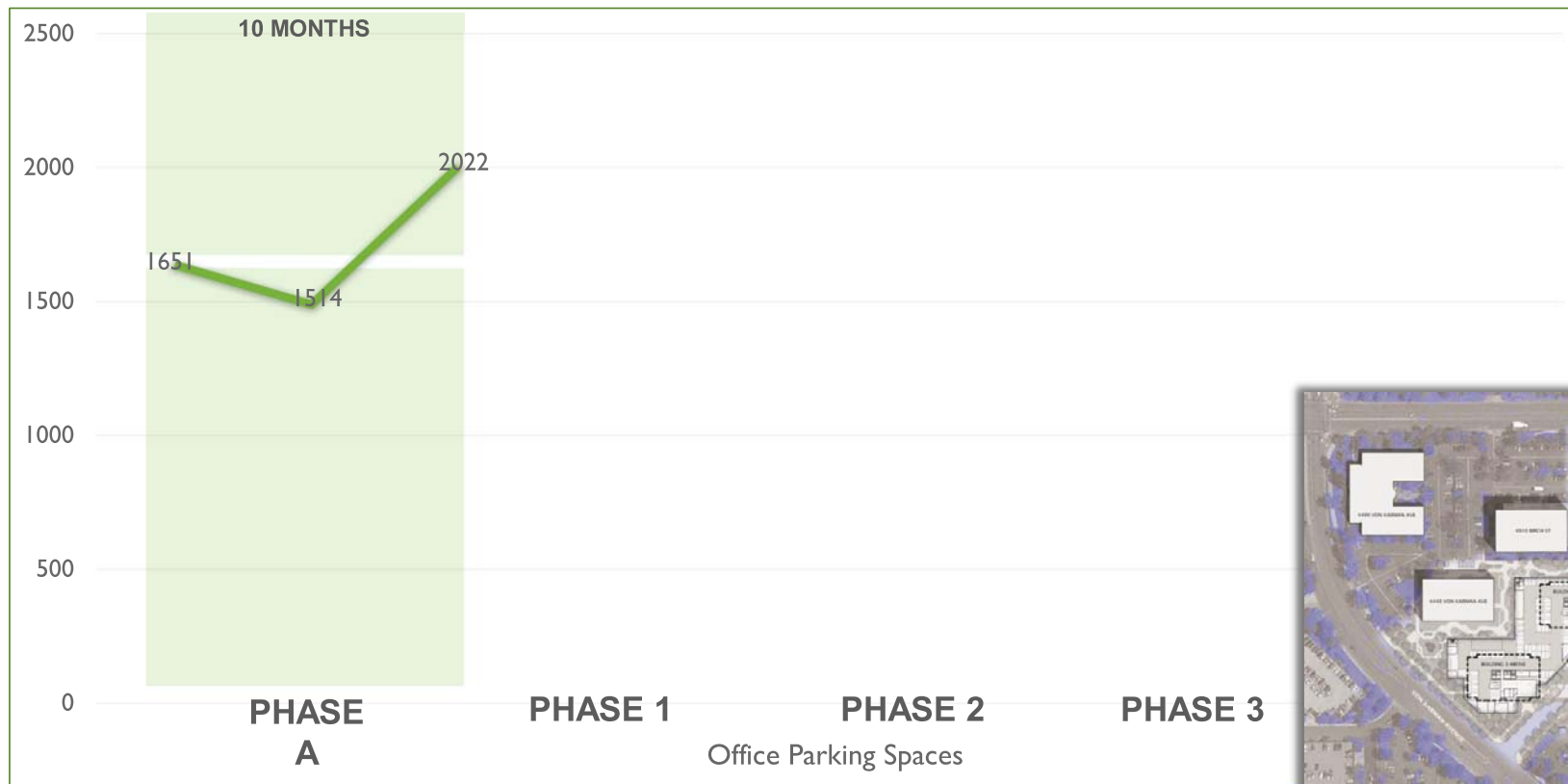




# OFFICE PARKING SUPPLY - EXISTING



# OFFICE PARKING SUPPLY – PHASE A



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# OFFICE PARKING SUPPLY – PHASE 1



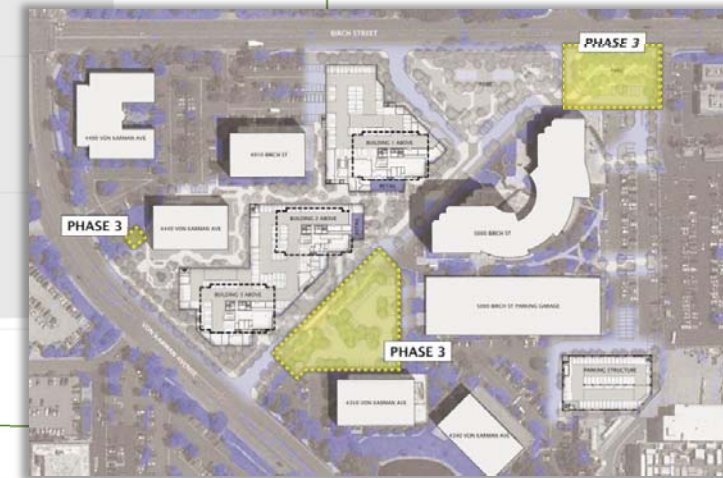
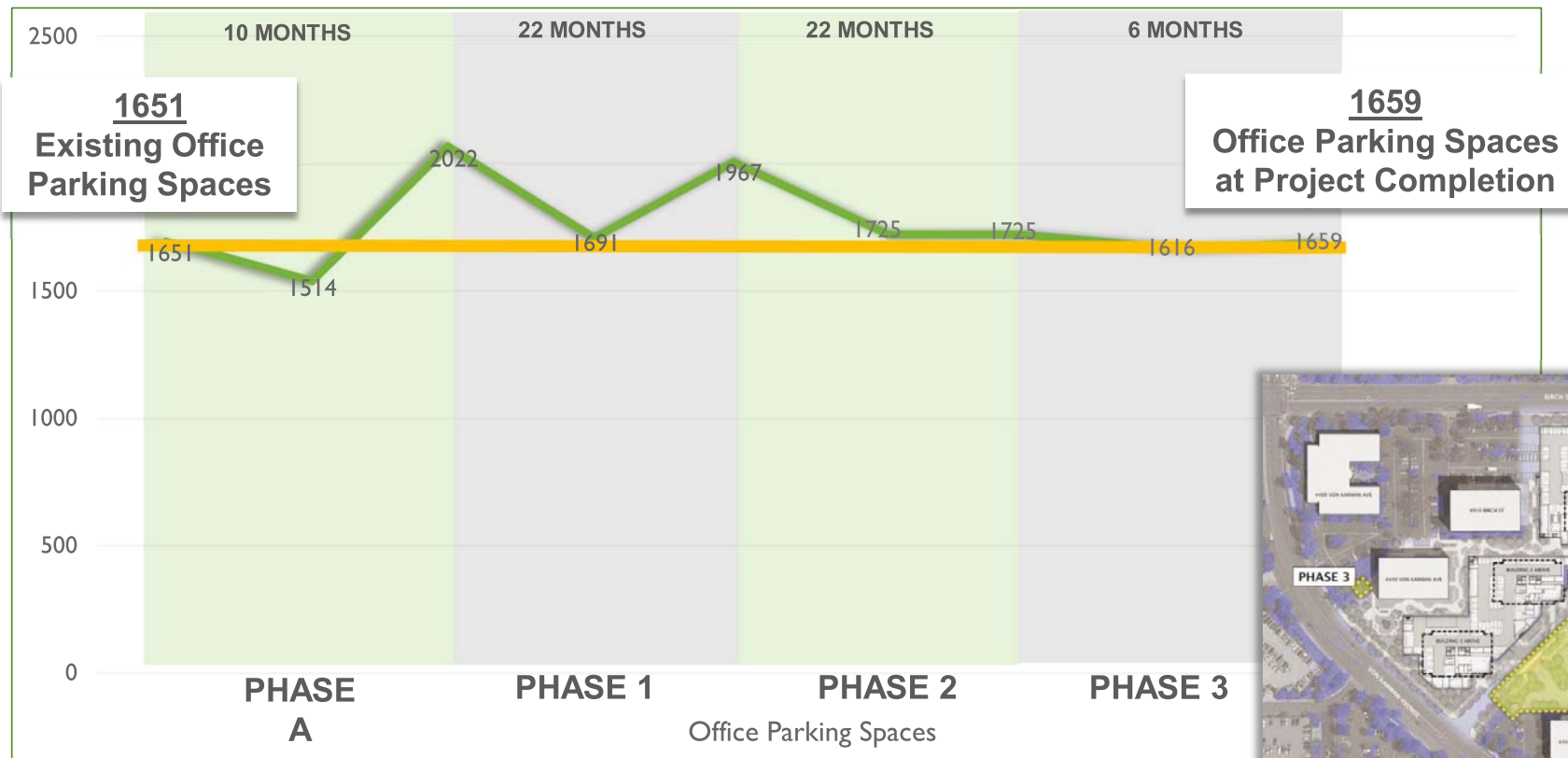
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# OFFICE PARKING SUPPLY – PHASE 2



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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

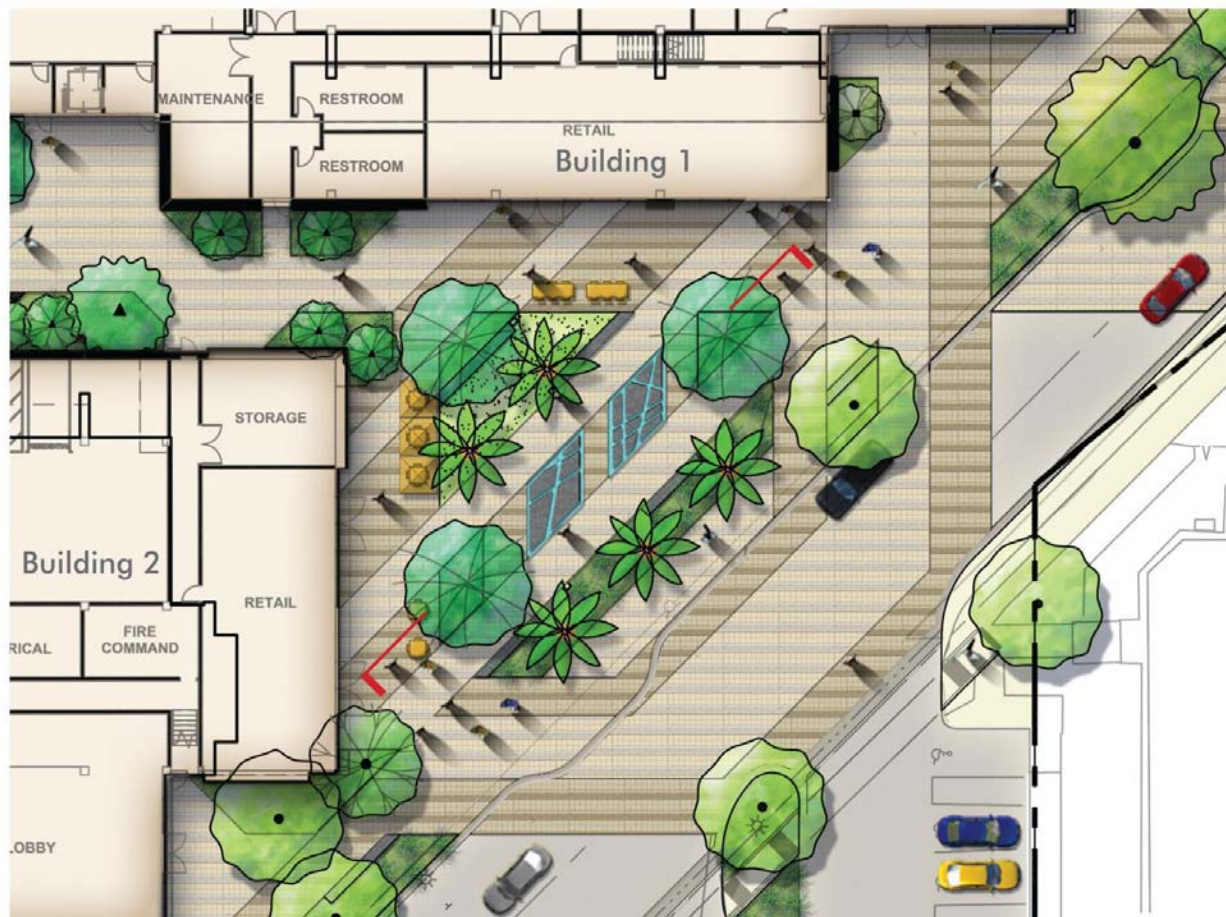


ILLUSTRATIVE LANDSCAPE PLAN – PARK



PICKLE BALL COURT

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ILLUSTRATIVE LANDSCAPE PLAN – STARS OF THE BAY PLAZA



ILLUSTRATIVE LANDSCAPE PLAN – VON KARMAN PLAZA

# CONCLUSION

# 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



10-ACRE  
SITE



30 UNITS  
PER ACRE  
MINIMUM



1-ACRE  
PUBLIC PARK



CONNECTIVITY



ILLUSTRATIVE LANDSCAPE PLAN - GROUND LEVEL