

Attachment No. PC 1

Project Description

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The Koll Center Residences, Newport Beach, CA

(December 23, 2017)

Overview

The Koll Center Residences, a proposed mixed use development located on 13.16 acres of surface parking at the Koll Center office park between Von Karman Avenue and Birch Street. The development will include 260 ***luxury*** residential condominiums, 3,000 SF of neighborhood serving retail, a 490 stall parking garage and a 1.17 acre public park (see figure A).

The condominiums consists of (3) multi-floor residential buildings, 13 stories of residential over 2 levels above grade parking and 2-3 levels below grade parking, with retail at ground level. The proposed buildings would be up to 160' as measured to top of roof.



Figure A

The Residences

Building 1 consists of tower 1, a 13 story residential building perched on 5 levels of parking with ground floor retail (1,768 SF). The parking located at building 1 will serve existing office tenants, residents, guest and retail visitors. The parking will be segregated by use and for convenience, each residence will have semi-private access to their unit through a private lobby serving each building or from a secured residence only parking garage located directly below the buildings. Tower 1 (87 units) located at building 1 consist of 1+den, 2 and 3 bedrooms with 2-3.5 bath and private patios. The units are configured as flats; sizes range from 1,244 to 3,162 and include a multi-level penthouse suite at the top floor. The building also includes private amenities at level 3 or the podium level, including pool/spa, club room and fitness. In addition, each building includes conference centers that can be utilized for residents for business use.

Building 2 consists of towers 2 & 3, 13 story residential buildings perched on 4 levels of parking with ground floor retail (1,232 SF). The parking located at building 2 will serve residents, guest and retail visitors, it will not serve office tenants. Each residence will have semi-private access to their unit through a private lobby serving each building or from a secured residence only parking garage located directly below the buildings. Towers 2 & 3 (86 and 87 units respectively) located at building 2 consists of 1+den, 2 and 3 bedrooms with 2-3.5 bath and private patios. The units are configured as flats; sizes range from 1,244 to 3,162 and include a multi-level penthouse suite at the top floor. The building also includes private amenities at level 3 or podium level, including pool/spa, club room and fitness center. In addition, each building includes conference centers that can be utilized for residents for business use.

The site is composed of three main landscape zones including the Park Gardens, Paseo Gardens and Plaza Gardens. The Plaza Gardens allow pedestrian circulation between the different buildings. Pedestrian seating and lounging areas along with activity themed gardens are located along the circulation spine. The Park Garden provides a mix of active and passive uses offering a variety of experiences for the users. The active spaces include pickle ball courts, barbeque, picnic/seating areas, and a chess court. A passive park is adjacent with outdoor botanical/exploratory gardens.



Existing Conditions

The Koll Center office park provides a common pool of structured and surface parking spaces to serve the office tenants (see figure 1). Within our 13 acre site, we would temporarily displace 819 surface parking spaces; the temporary displacement of these spaces was carefully considered, a detailed plan was developed and is described in the “construction timing & process” section.

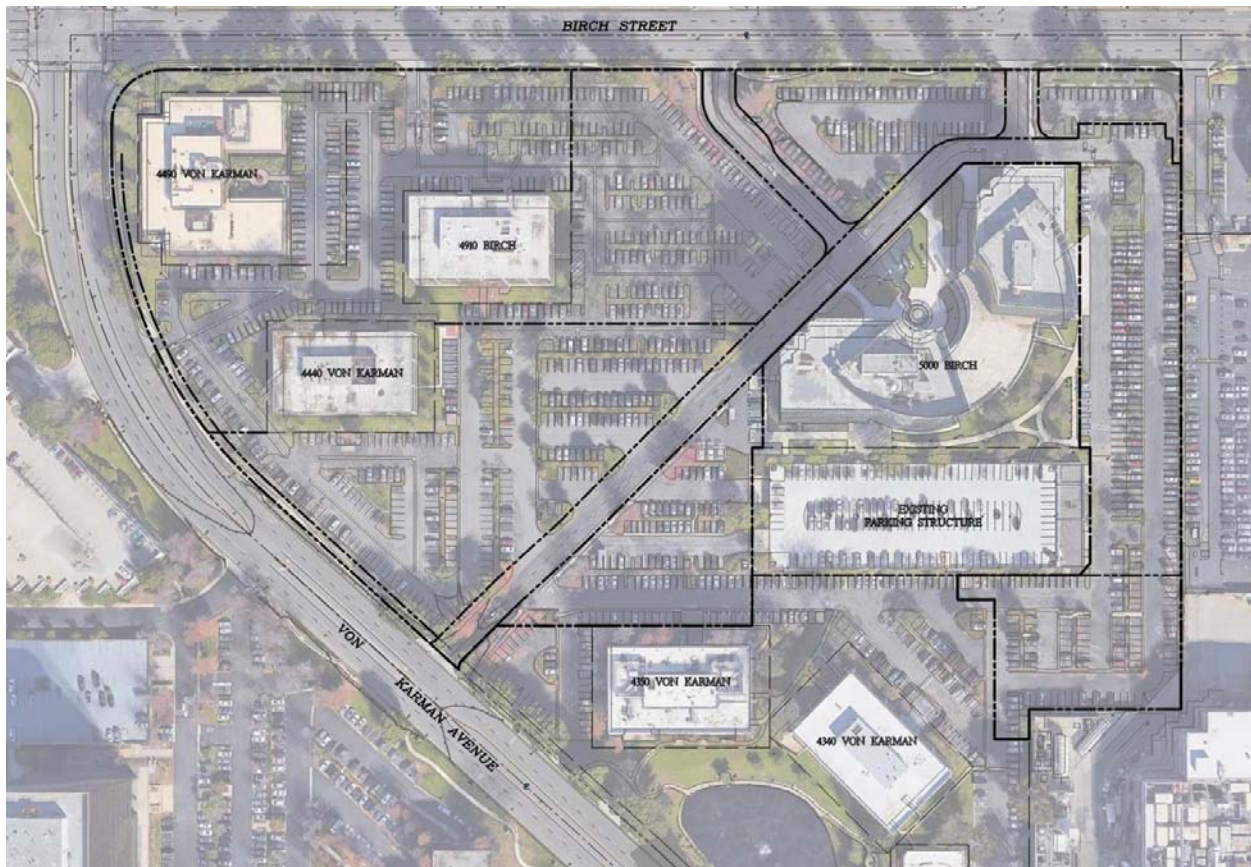


Figure 1

Construction Timing & Process

The parking displacement of 819 office parking spaces was evaluated extensively, it was determined that a multiple phase construction approach would be the least impactful to the ongoing business park operations, as such we implemented a best practices construction planning approach outlined in this section. Anticipated construction timing start to finish is 54 months.

Phase A includes the demolition of 137 surface parking spaces delineated by the dashed redlines (see figure 2) the demolition of spaces makes room for a new 490 stall parking garage located at Lot 5, future Uptown pedestrian connections and reconfiguration of the drive aisle around the parking garage. Upon completion of the new parking garage the office park would have a surplus of 369 parking spaces. A valet plan has been developed to accommodate the temporary loss of parking during the construction of the new parking garage. Phase A would begin in advance of breaking ground on the new mixed use development, construction timing to build the parking garage is estimated at 10 months. For project scheduling simplicity, Phase A would begin month 0 and end month 10. A construction logistics plan is included below (see figure 3).

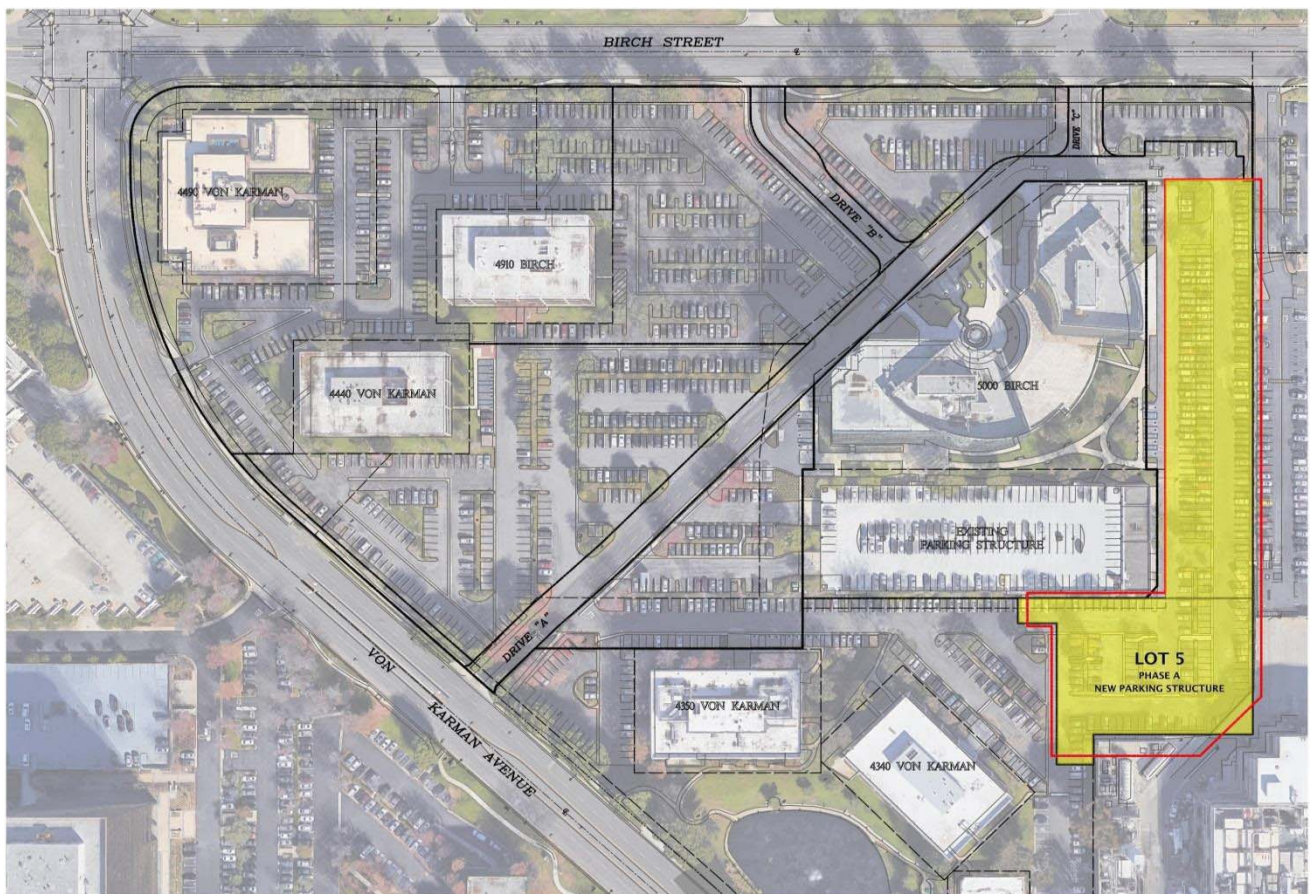


Figure 2

Parking Details			
Existing stalls located in Phase A (254); to be demolished (137); during construction (117), after construction (623)			
Type	demolish	construct	net
*Office	137	506	+369

**includes 490 spaces within parking garage and 16 new surface parking spaces (driveway reconfiguration).*

Construction Logistics

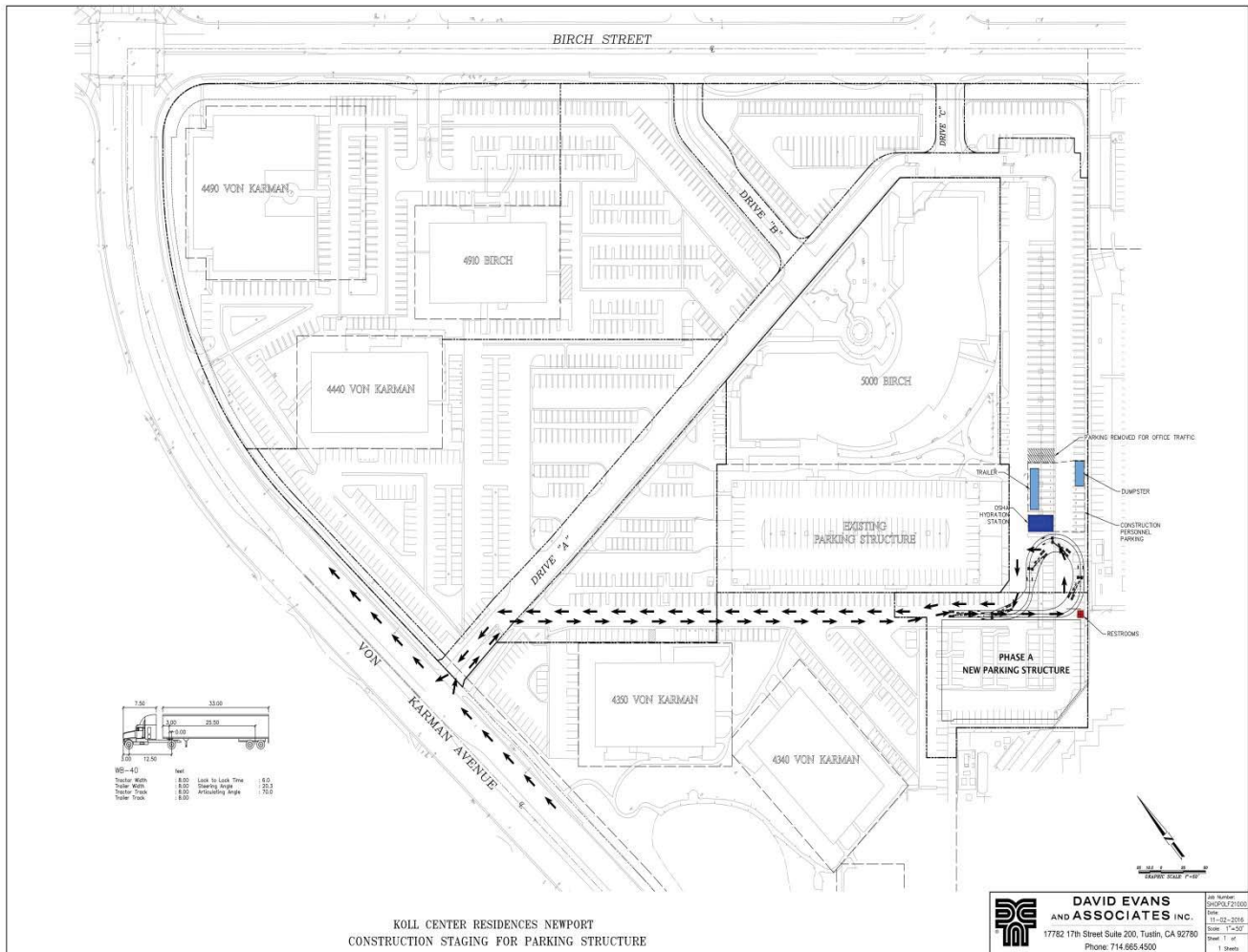


Figure 3

Phase 1 includes the demolition of 331 office parking spaces delineated by the dashed redlines (see figure 4) the demolition of spaces makes room for building 1 and construction staging located at lot 1 and C. Additionally, we will relocate the accessible spaces and trash structures from the south side of 4440 Von Karman to the north side. Building 1 includes the construction of tower 1, comprised of 87 residential units with 5 levels of parking structure and 1,768 square feet of retail. The loss of 307 office spaces has been accounted for with the addition of the parking garage outlined in the previous Phase A. It is expected that Phase 1 (building 1) will take 22 months to build. For project scheduling simplicity, Phase 1 would begin month 10 and end month 32.

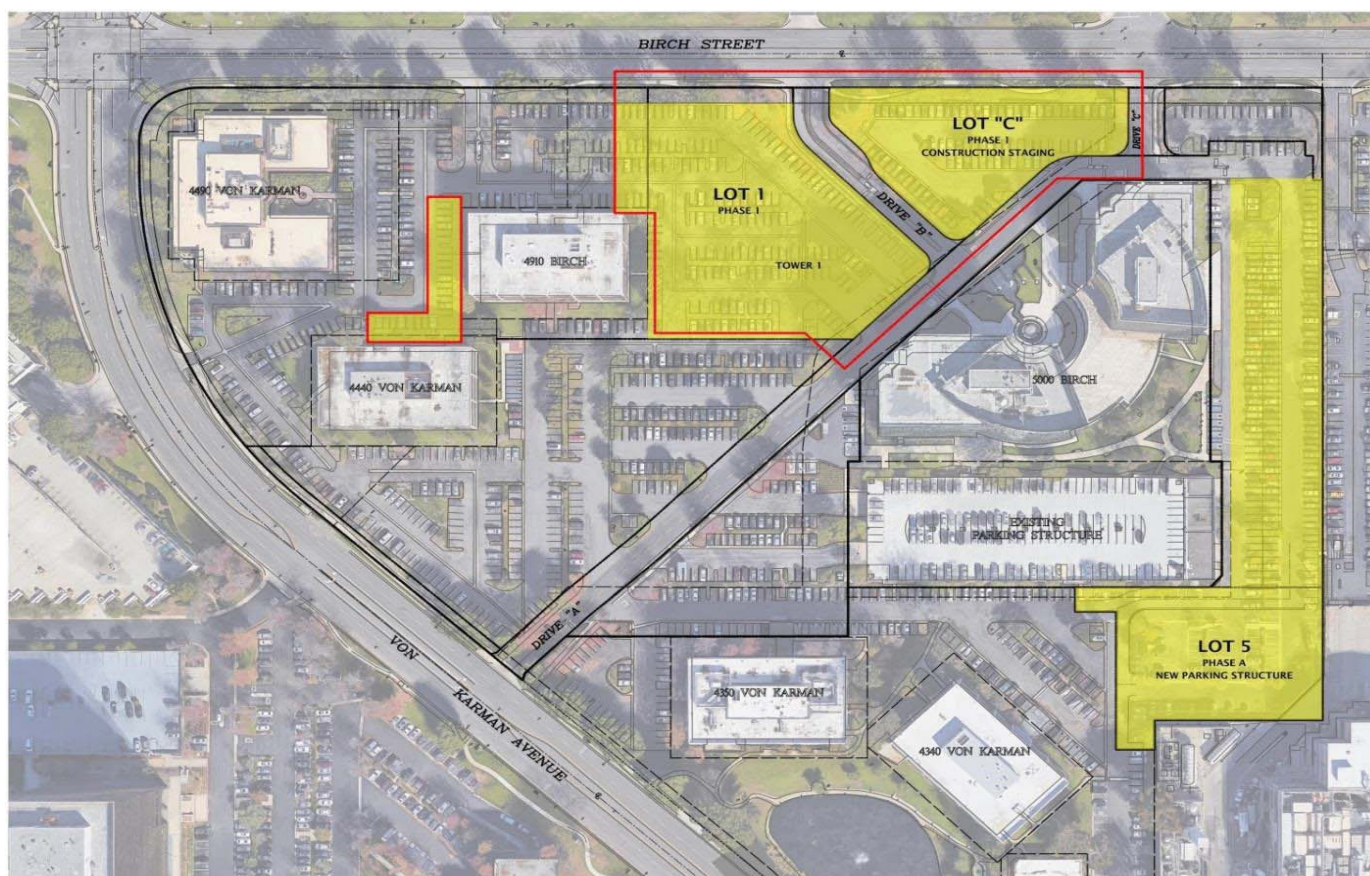


Figure 4

Parking Details			
Existing Office Stalls Within Area of Impact (331)			
Type	Demolish	Construct	net
*Office	331	276	+314
	required	Provided	net
Residential	161	161	-
Retail	9	10	+1
Guest	27	27	-

**the surplus of office spaces is the result of the phase A parking garage and added spaces at building 1.*

Phase 2 includes the demolition of 242 office parking spaces delineated by the dashed redlines (see figure 5) the demolition of spaces makes room for building 2 located at lot 3. Building 2 includes the construction of towers 2 & 3, comprised of 86 and 87 residential units respectively, 4 levels of parking structure and 1,232 square feet of retail. The loss of 243 office spaces has been accounted for with the addition of the parking garages outlined in the previous phases of construction. It is expected that Phase 2 (building 2) will take 22 months to build. For project scheduling simplicity, Phase 2 would begin month 32 and end month 54.

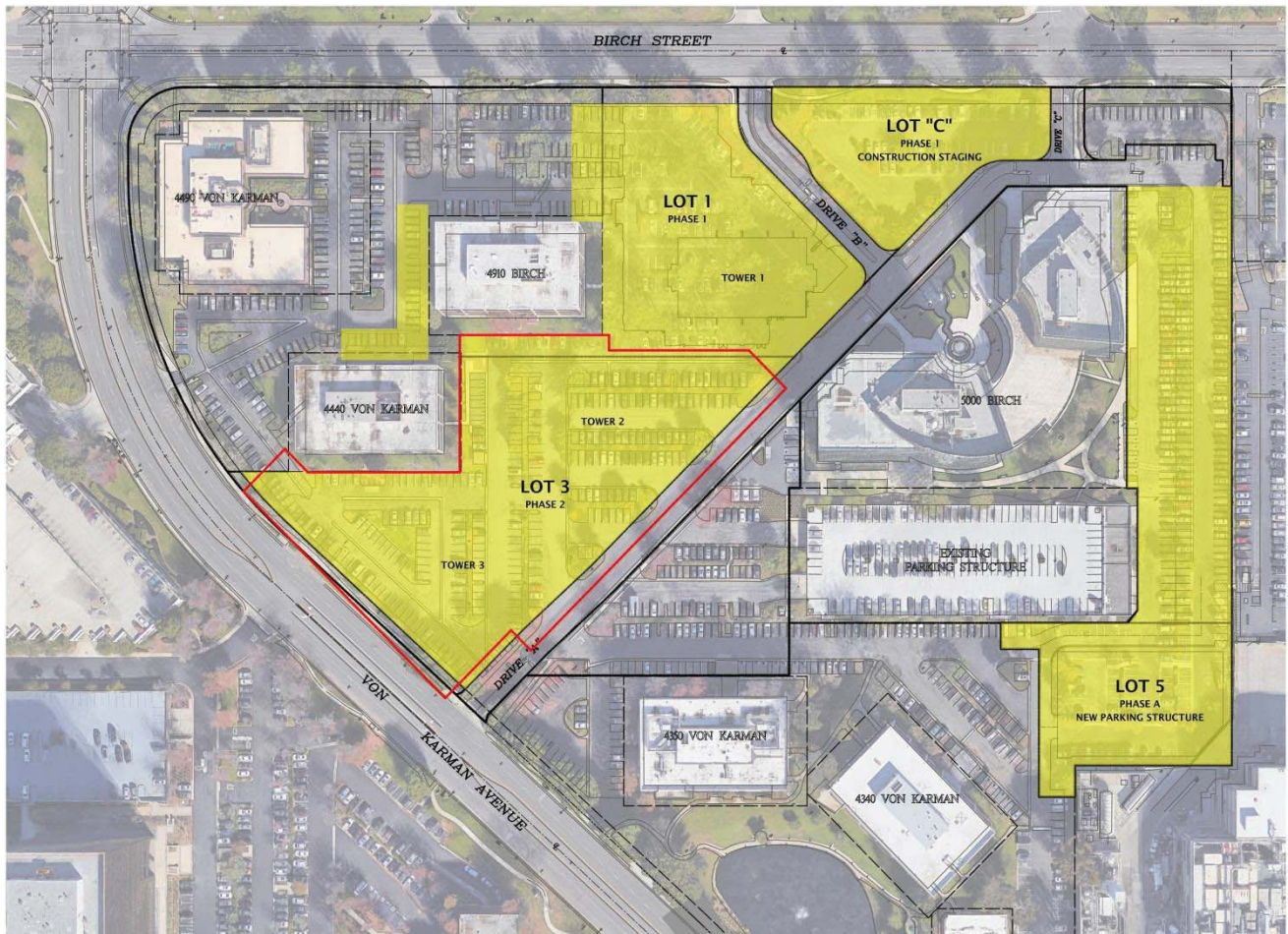


Figure 5

Parking Details			
Existing Office Stalls Within Area of Impact (242)			
Type	demolished	construct	net
*Office	242	0	+72
	required	provided	net
Residential	316	316	-
Retail	7	3	-4
Guest	53	53	-

**office parking surplus created with addition of phase A and 1 parking garages.*

Phase 3 includes the demolition of 109 office parking spaces delineated by the dashed redlines (see figure 6). This phase of work includes driveway and parking lot reconfiguration and Lot E (public park buildout). The loss of 132 office spaces has been partially accounted for with the addition of the parking garages in the previous phases of construction. A valet plan has been developed to accommodate the temporary loss of parking during the construction of this phase. It is expected that Phase 3 will take 6-9 months to build. For project scheduling simplicity, Phase 3 would begin month 45 and end month 54.

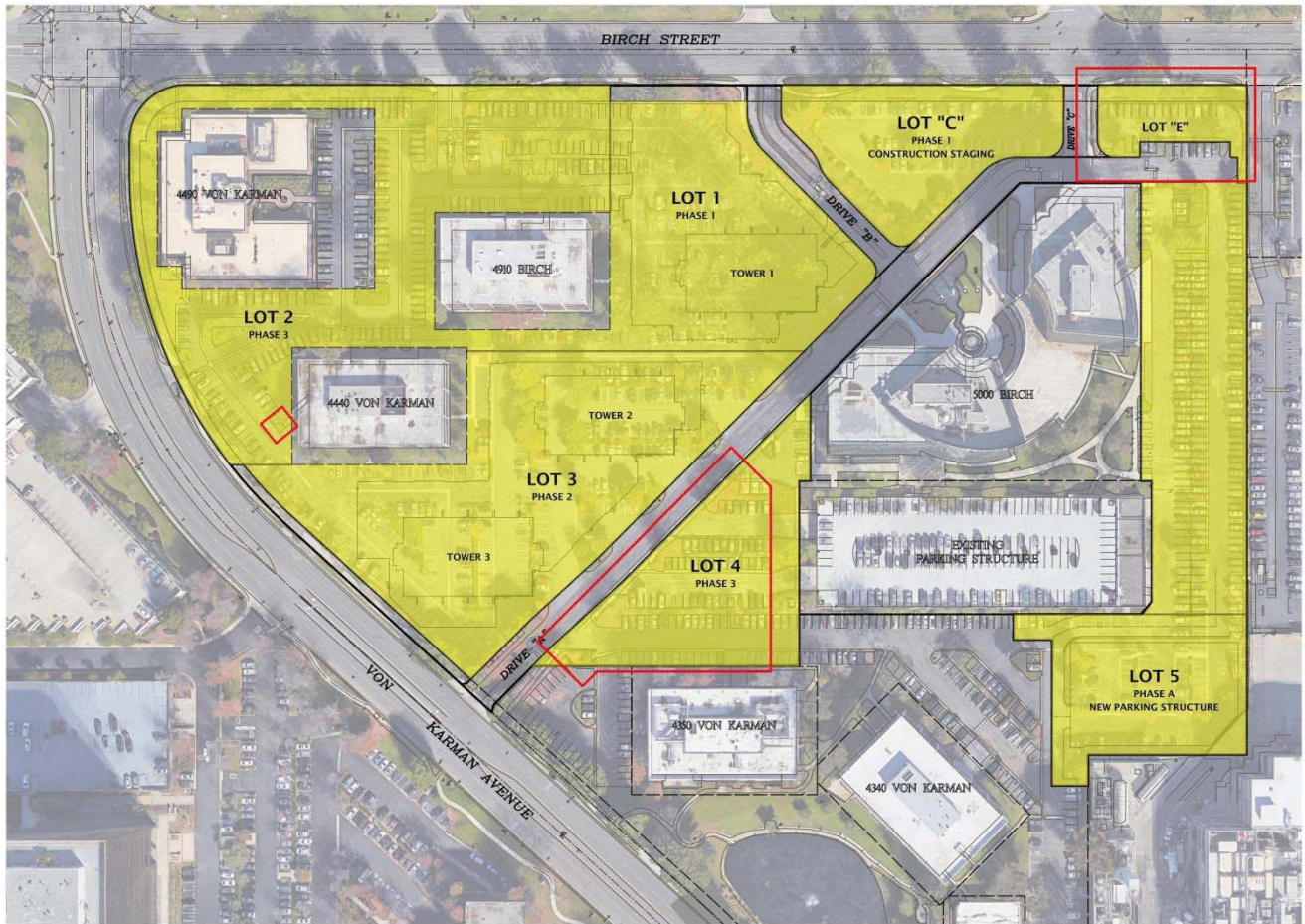


Figure 6

Parking Details			
Existing Office Stalls Within Area of Impact (109)			
Type	demolished	Construct	net
*Office	109	44	+7
	required	Provided	net
Park	5	5	-
Retail	0	3	+3

**office surplus created with added and existing previous phases.*

Post Construction parking figures are outlined below, including office, residential, retail, park and guest (see figure 7).



Figure 7

Parking Details			
Type	demolished	construct	net
Office Parking	819	826	+7
Residential Retail Guest Park	required	provided	net
	477	477	-
	16	16	-
	80	80	-
	5	5	-

Future Building Perspective



Figure 8

The Entitlements

The current General Plan land use designation is (MU-H2) and the zoning falls under the Koll Center Newport Planned Community Development Plan (PC-15 Koll Center)

The project includes the following entitlement request (***a Parcel Map is included; the objective of this map is to facilitate parcel conveyance between owner and applicant and future project financing. The 12.56 acre parcel will be further divided into 4 parcels, no development rights will be granted with the recording of this final parcel map, as such the project is still pursuing a Tract Map with corresponding development rights***).

- Planned Community Text Amendment: An amendment to the Koll Center Newport Planned Community Development Plan (PC-15 Koll Center) to allow for residential mixed use.
- Development Agreement: A development agreement between applicant and City describing development rights and public benefits for the residential development pursuant to section 15.45.020.A.2.c of the Municipal Code.

- Traffic Study: a traffic study pursuant to Chapter 15.40 (Traffic Phasing Ordinance) of the Municipal Code.
- Site Development Review
- Tentative Tract Map
- Tentative Parcel Map
- Transfer of 3,019 square feet of unbuilt office reallocated from Koll Center Block A to B.

The Koll Center Residences- At a Glance

Owner: KCN A Management, LLC

Location: 4400 Von Karman Ave, Newport Beach CA 92660

Acreage: 13.16

Current Land Use: Mixed Use Horizontal (MU-H2)

Proposed Land Use: Mixed Use Horizontal (MU-H2)

No. of Units: 260 units, maximum

Retail: 3,000 square feet of neighborhood serving

For additional information, please contact:

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