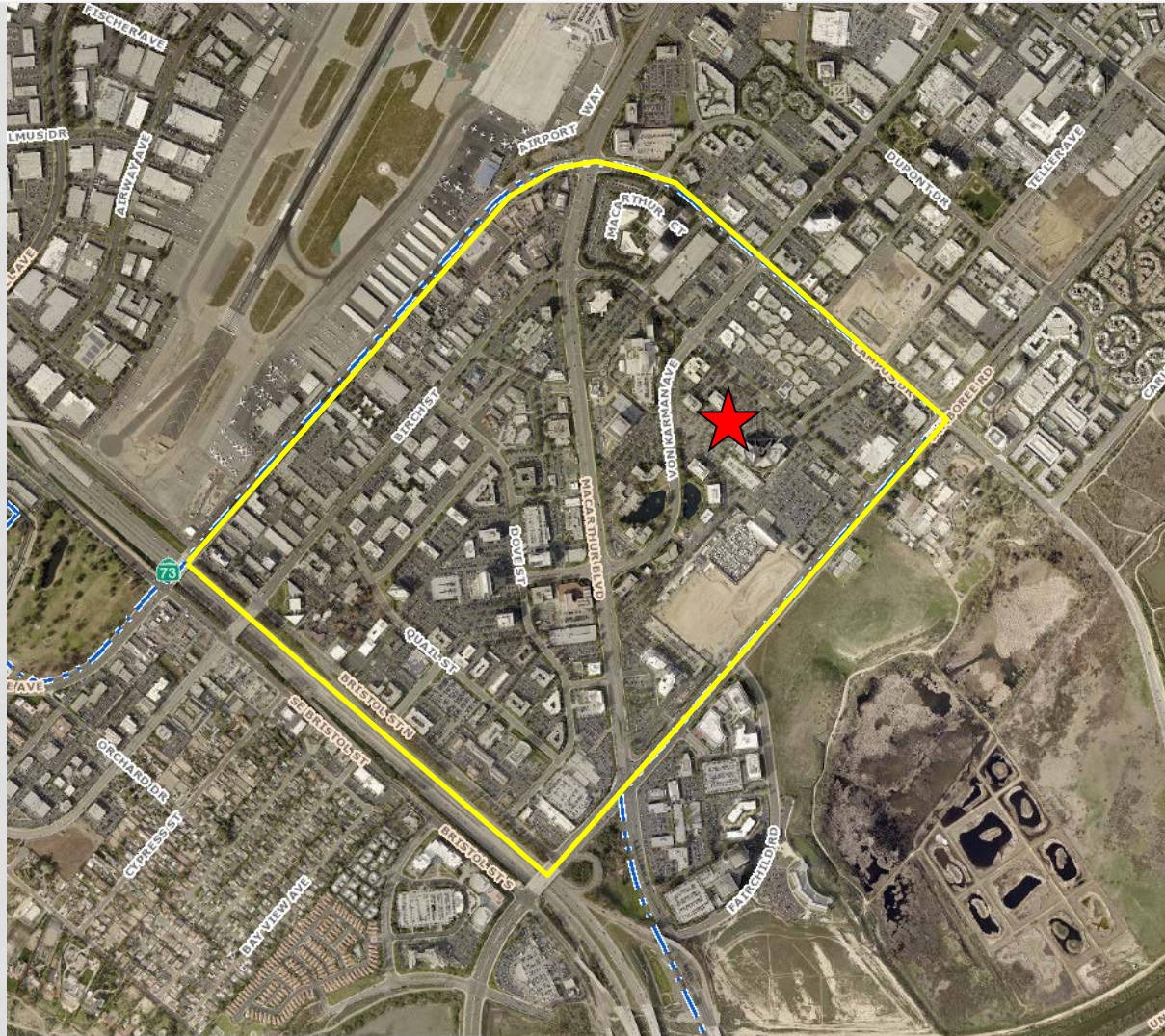


John Wayne Airport Area Residential Development Overview



AIRPORT AREA



OPPORTUNITY FOR CHANGE

Land Use Element Policy LU 3.3

John Wayne Airport Area: Re-use of underperforming commercial and industrial properties and development of cohesive residential neighborhoods in proximity to jobs and services.

AIRPORT AREA

Land Use Element Goal LU 6.15

A mixed-use community that provides jobs, residential, and supporting services in close proximity, with pedestrian-oriented amenities that facilitates walking and enhanced livability.

WHY RESIDENTIAL?

- Visioning preferred revitalization and income producing uses
- Broad consensus on mixed use and residential
- Urban in character and different
- Accommodates housing needs near jobs
- Additional density and traffic considered more acceptable

DEVELOPMENT OPPORTUNITIES

Land Use Element Policy LU 6.15.5

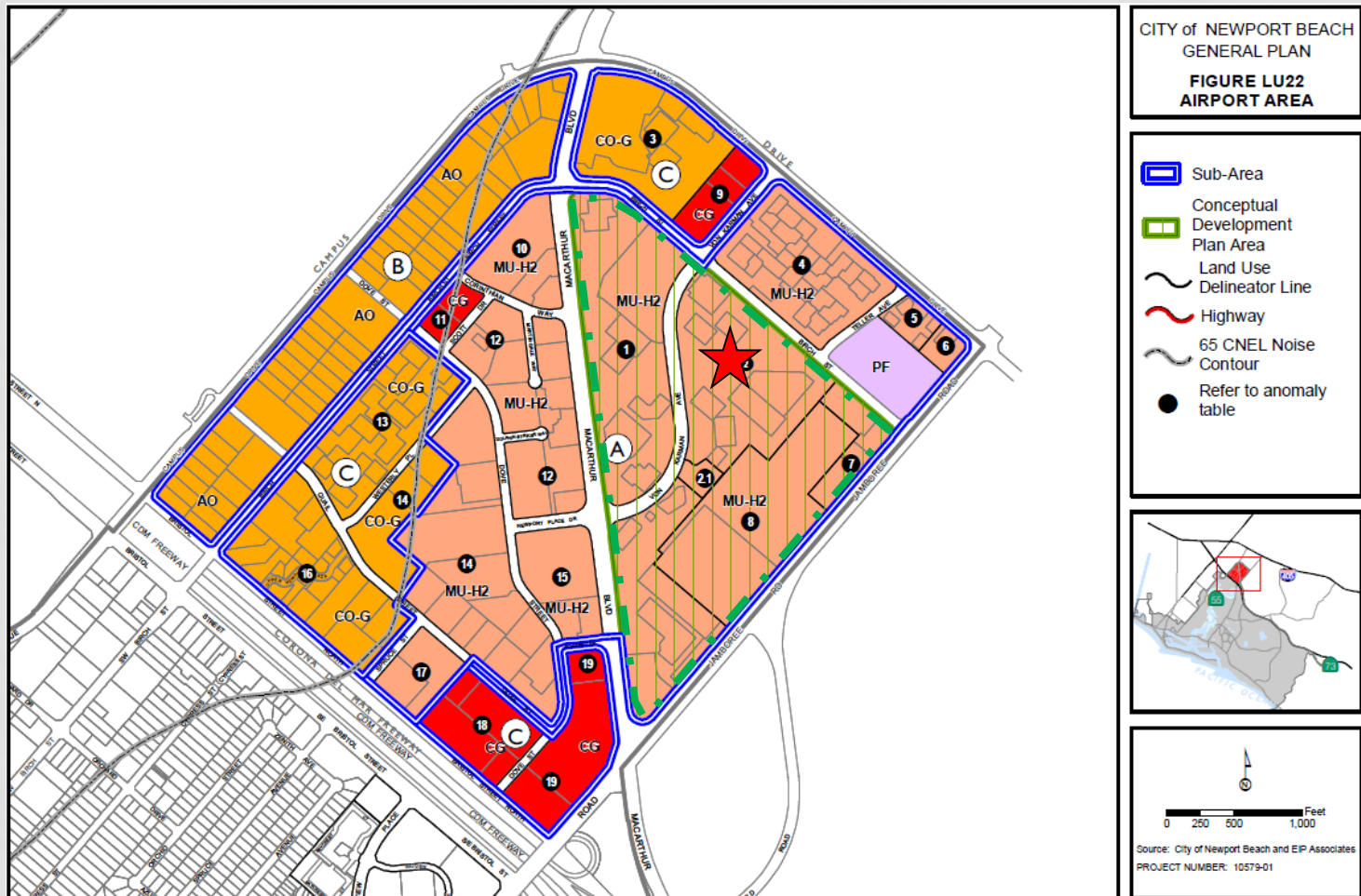
2,200 residential units

1,650 units to replace existing uses

550 new units added

STATISTICAL AREA L4

FIGURE LU22 AIRPORT AREA



LAND USE POLICY

(A) Underlying Uses: Office, Hotel, Supporting Retail, Residential Village: Housing and Mixed-Use (with Guidelines for Design and Development)

(B) Airport-Supporting Businesses

(C) Commercial and Office



EIP
 ASSOCIATES

DEVELOPMENT POLICIES

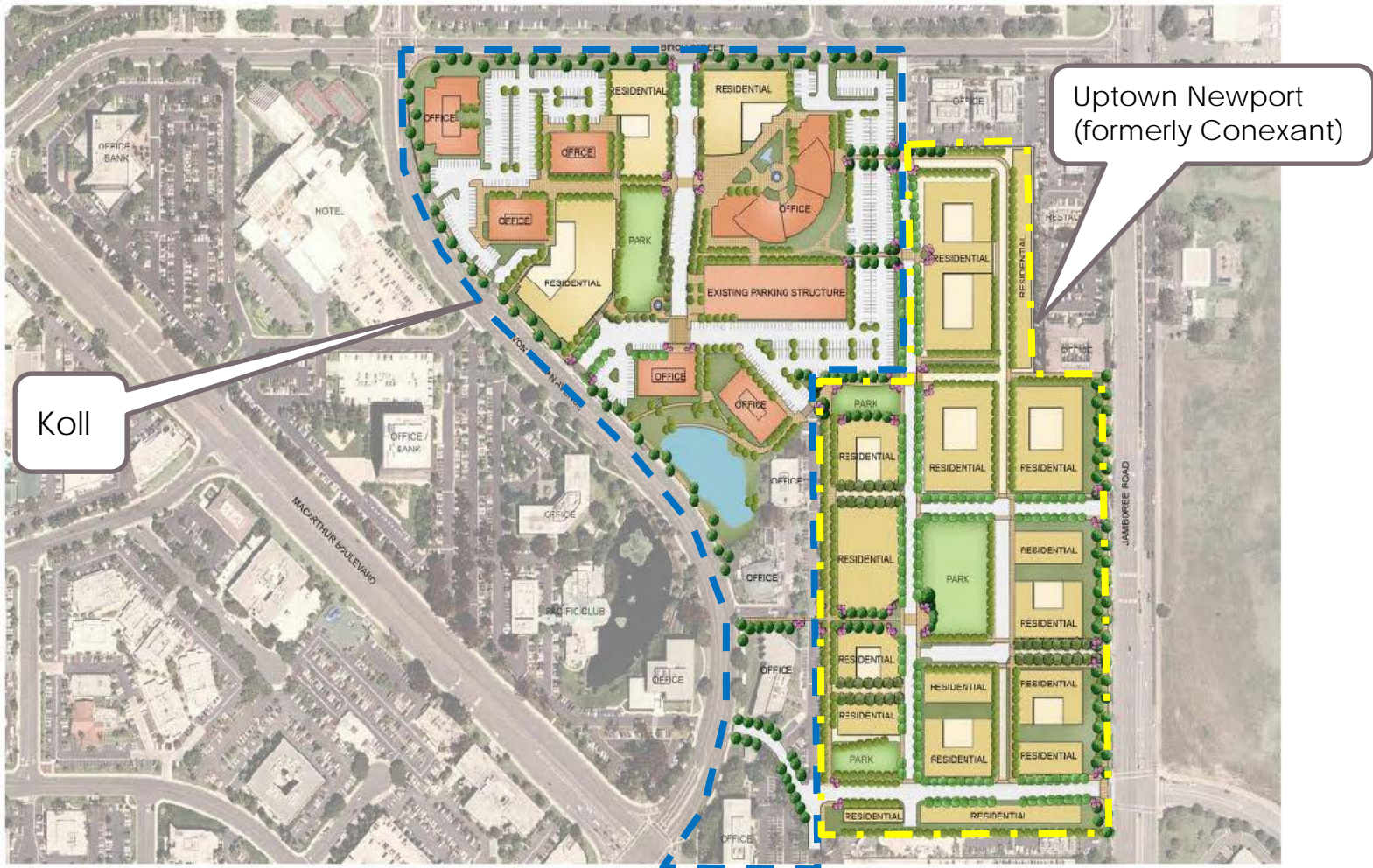
- 10-acre villages
- 30-50 dwelling units per acre
- Conceptual development plan
- Regulatory plans required
- Development agreement required

DEVELOPMENT POLICIES

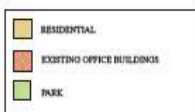
- Neighborhood parks, recreation and open space
- Connected and walkable streets
- Building massing
- Parking
- Sustainability

INTEGRATED CONCEPTUAL DEVELOPMENT PLAN (ICDP)

- Approved September 2010
- Illustrative Diagram
- Demonstrates the compatible and cohesive integration of uses and improvements
- Does not convey rights to develop
- Not a regulatory plan, no standards
- Regulatory Plans will be in substantial compliance with ICDP



INTEGRATED CONCEPTUAL DEVELOPMENT PLAN



August 19, 2010

KOLL CENTER RESIDENCES SHOPOFF LAND FUND

- Environmental Impact Report
- Planned Community Development Plan
- Transfer of Development
- Site Development Review
- Traffic Study
- Tentative Parcel & Tact Map
- Development Agreement

Site Composite Plan

