

THE KOLL CENTER RESIDENCES

CITY OF NEWPORT BEACH
Planning Commission Study Session

Thursday, January 31st



SHOPOFF | REALTY INVESTMENTS

Transforming Opportunity into Value

THE KOLL CENTER
RESIDENCES

PROJECT TEAM

Planning Commission - January 31, 2019
Item No. 1h Additional Materials Presented At Meeting
The Koll Center Residences (PA2015-024)



THE KOLL CENTER
RESIDENCES



4 YEARS OF COMMUNITY MEETINGS (2015-PRESENT)

Koll Center Building Owners, Newport Harbor Exchange Club, Newport Chamber of Commerce, OCBC, BIA, Newport Association of Realtors, SPON, Numerous Meetings with Small Groups and Individuals

COMMUNITY EVENTS

2018 Toshiba Classic, 2018 & 2019 Field of Honor, 2018 & 2019 Balboa Island Parade

COMMUNITY WEBSITE

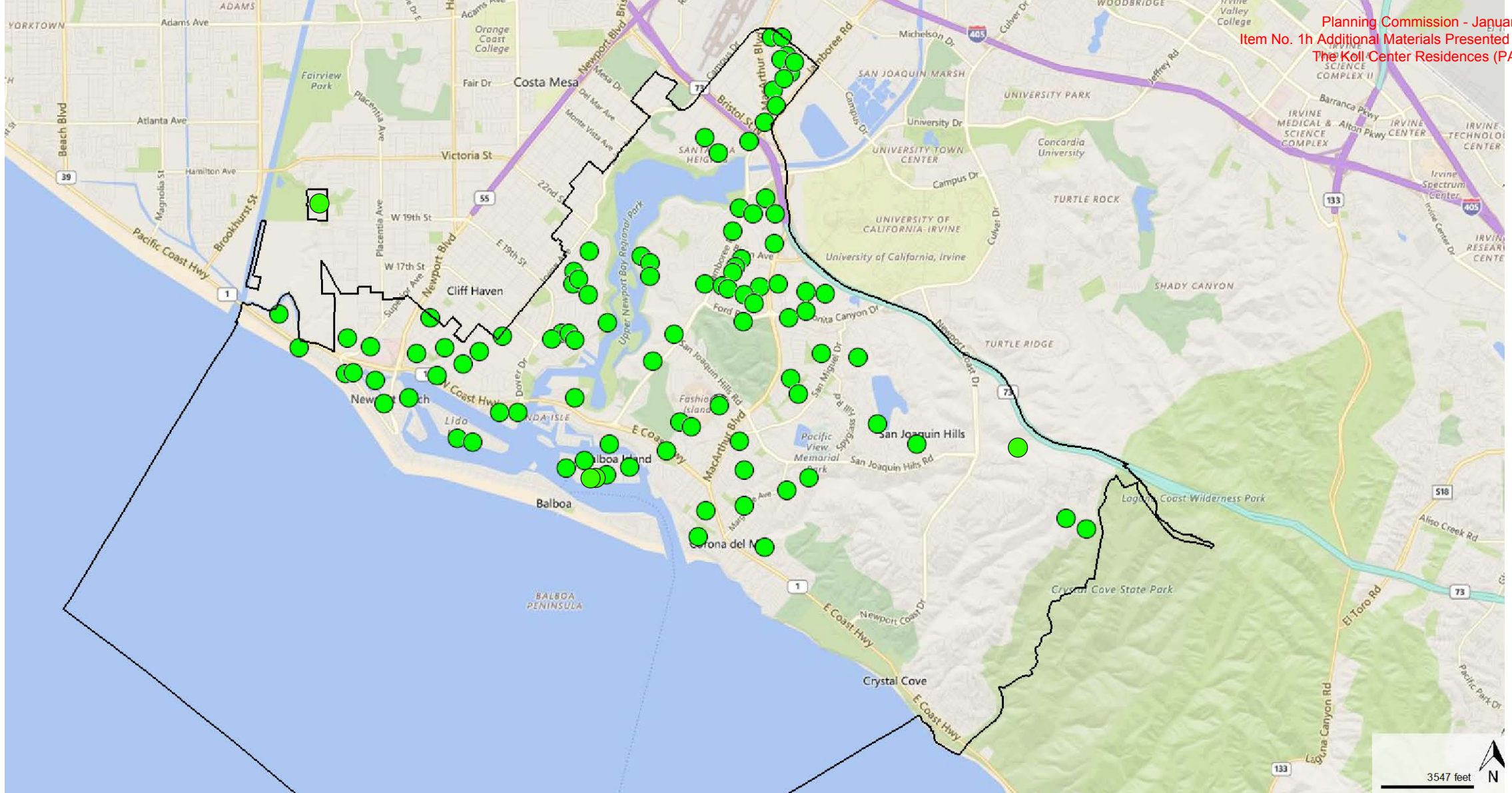
WWW.KOLLRESIDENCES.COM

SOCIAL MEDIA

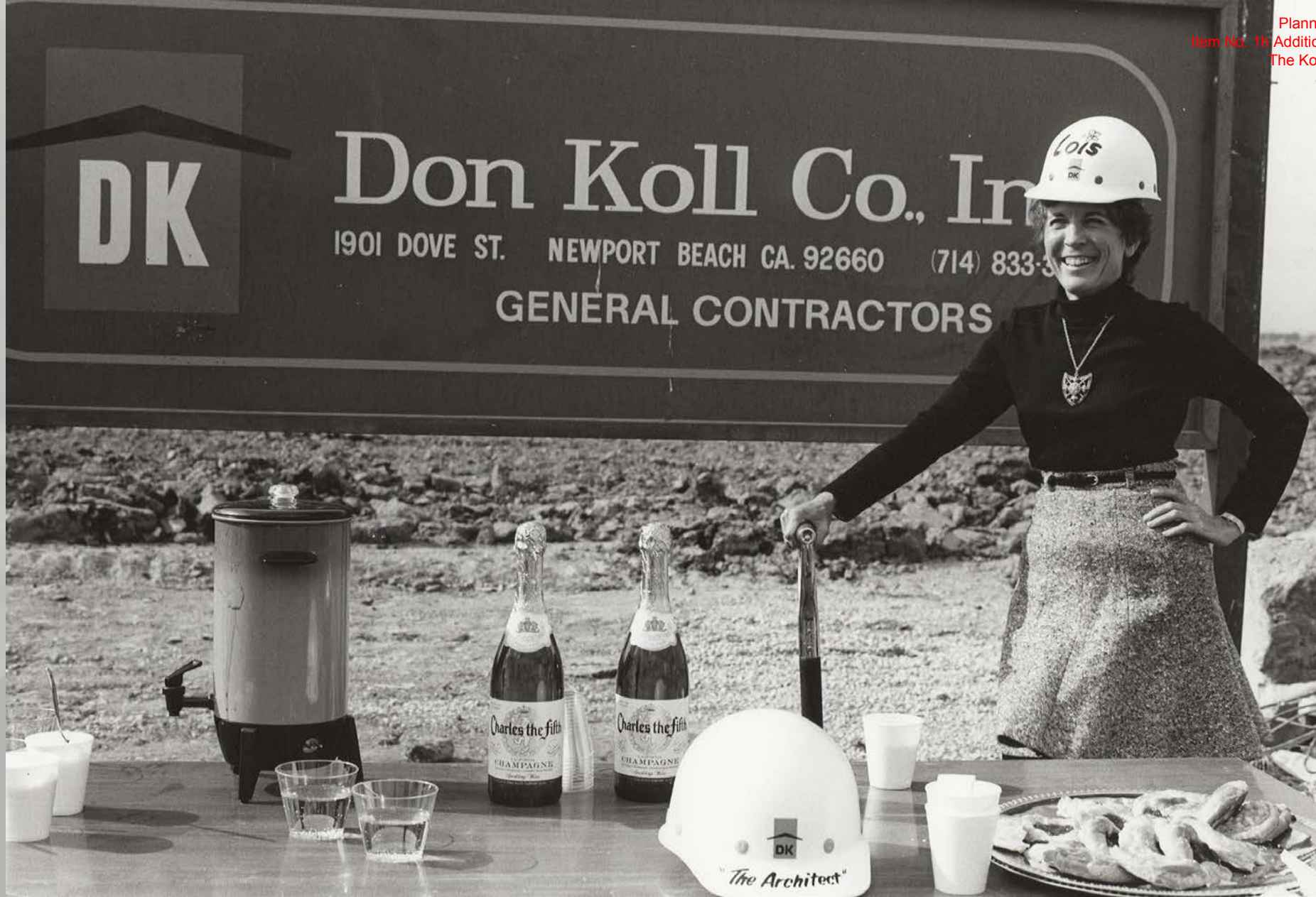
615,000 Facebook Impressions & Engagements

OUTREACH RESULTS

300 Supporters of Airport Area Development
160 Letters of Project Support



MAP OF NEWPORT BEACH PROJECT SUPPORTERS



ER
KY

THE KOLL CENTER
RESIDENCES

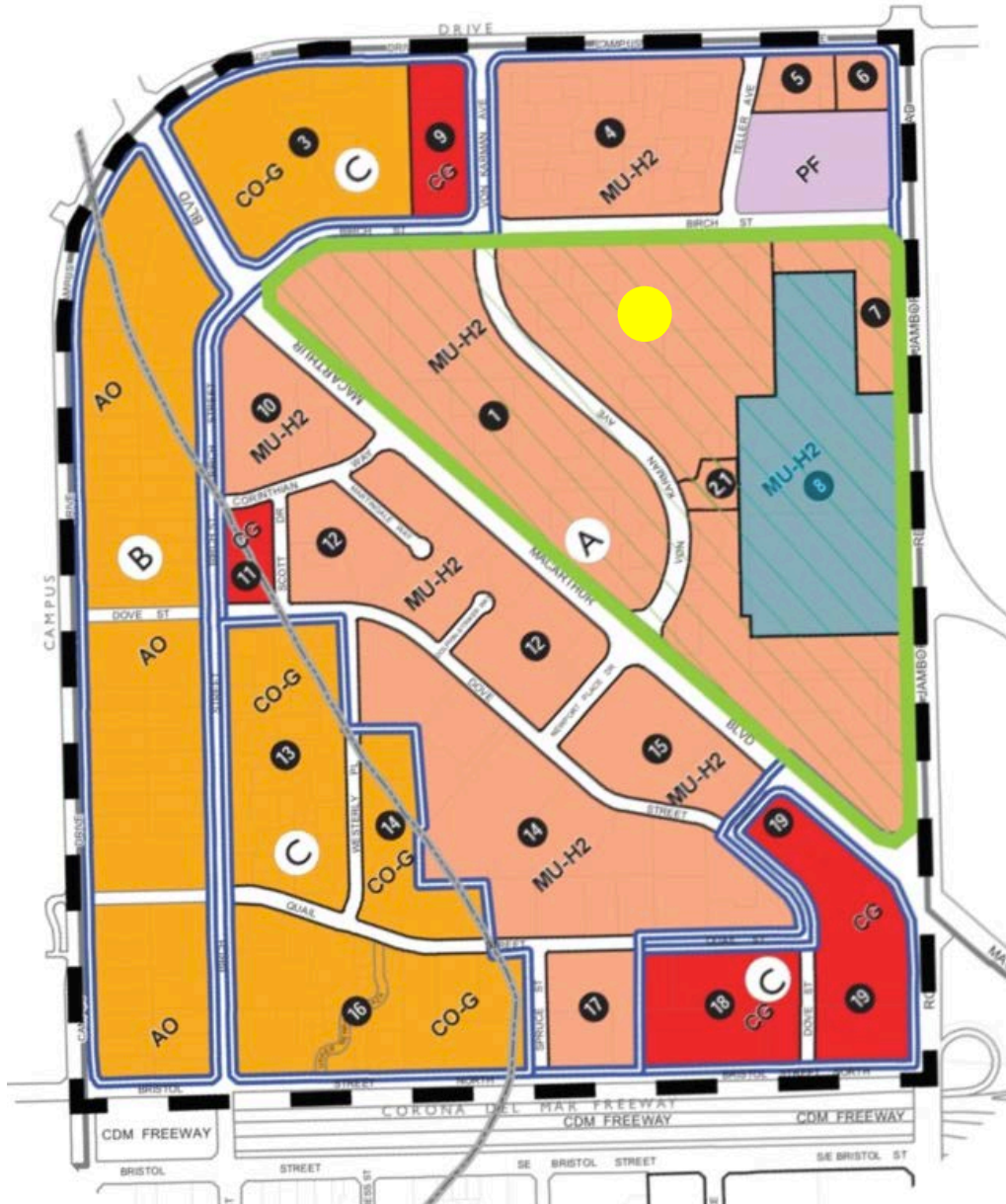




THE KOLL CENTER
RESIDENCES

THE PROJECT

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 through unanimous
approval by Planning Commission and City Council.

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



KOLL CENTER VICINITY BIRDSEYE VIEW



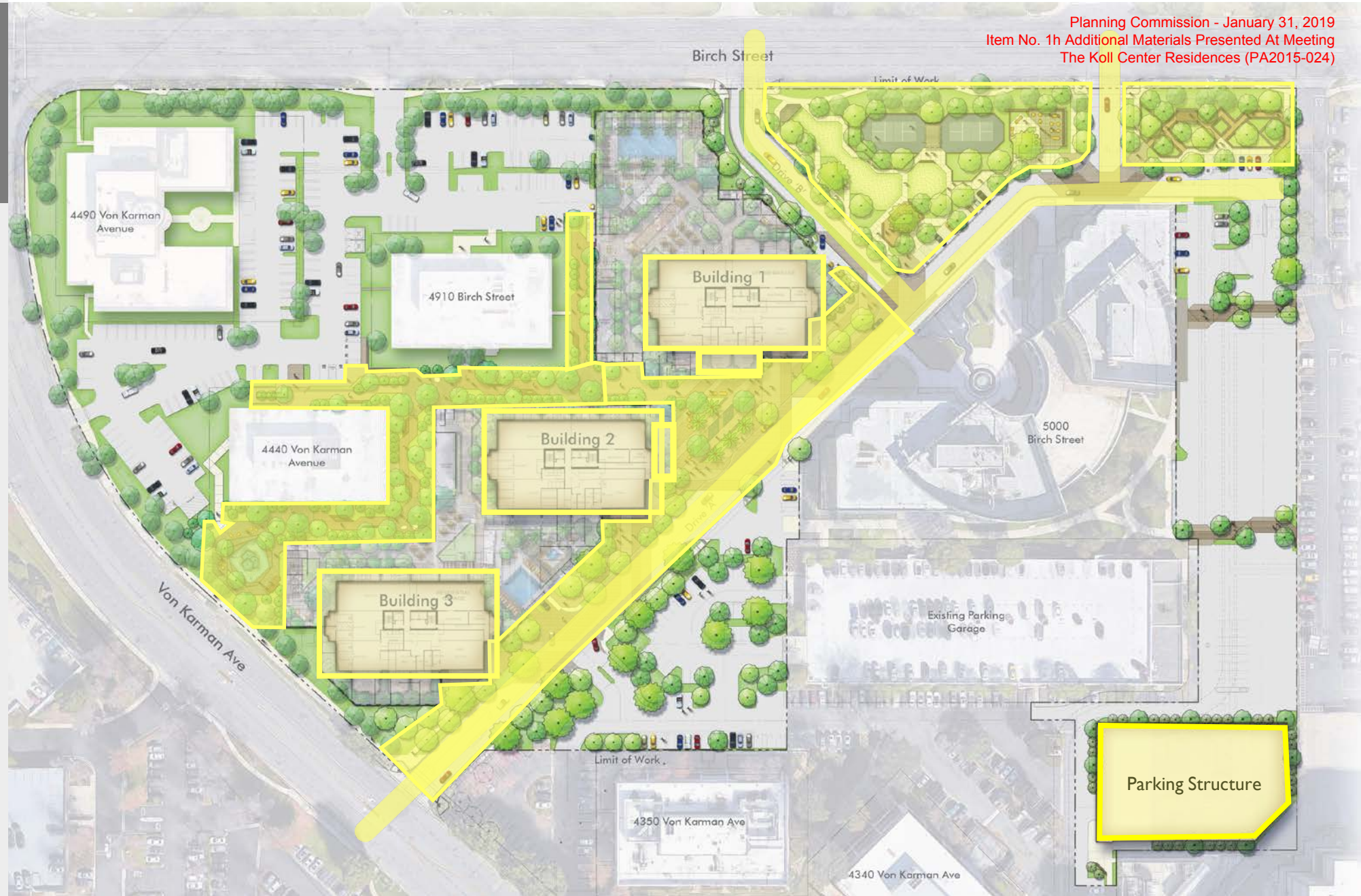
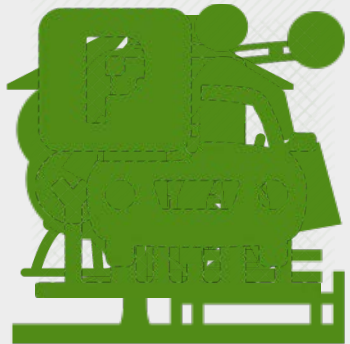
BIRCH STREET

VON KARMAN AVENUE

KOLL PROJECT SITE BIRDSEYE VIEW

PROJECT STATS

IMPROVED
CONCRETE
SPINE STREET






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ILLUSTRATIVE SITE PLAN

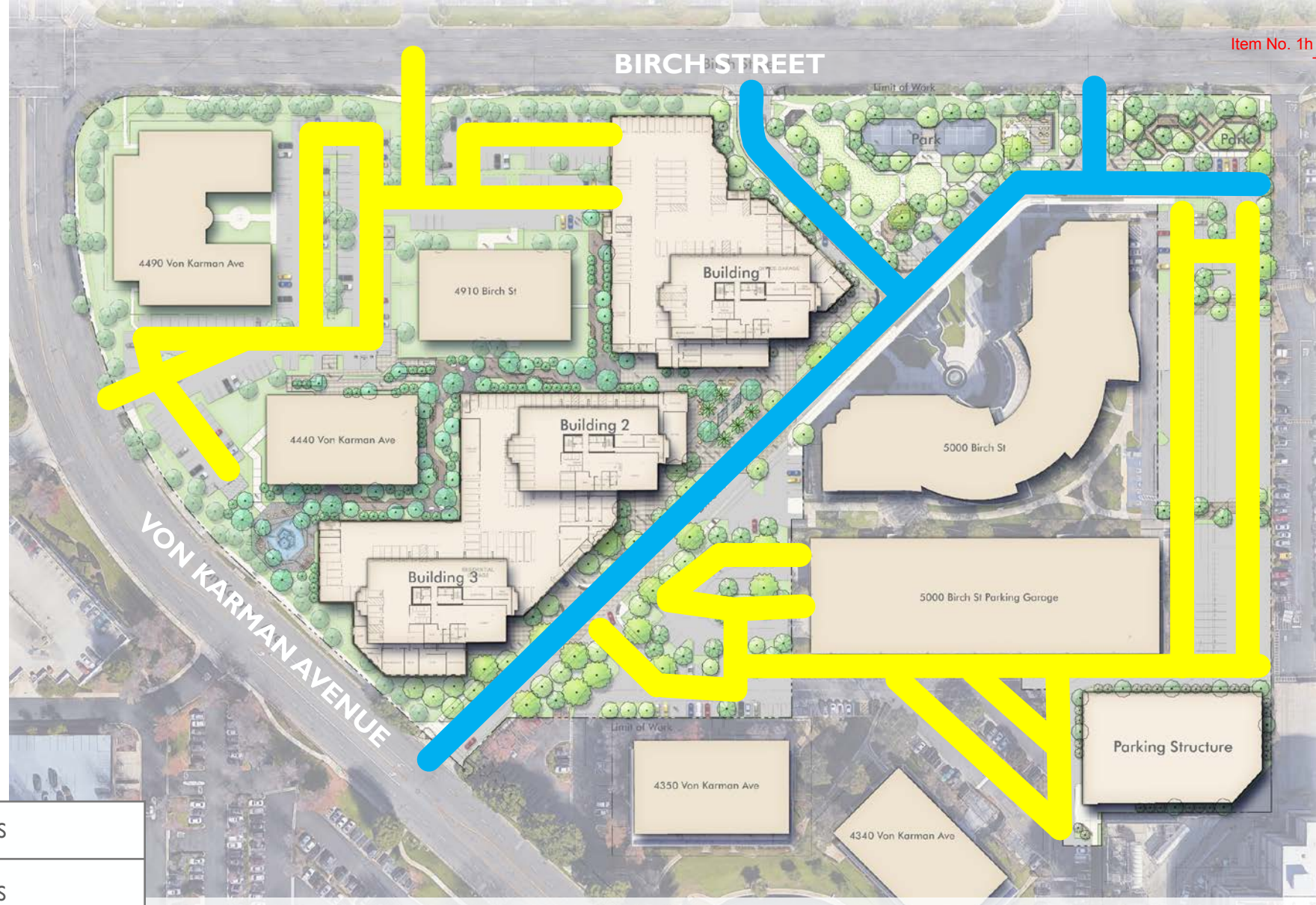
CIRCULATION





	EXISTING OFFICE GATE
	PROPOSED OFFICE GATE
	PROPOSED RESIDENTIAL GATE



	OFFICE PARKING GARAGE ENTRY/EXIT
	RESIDENTIAL PARKING GARAGE ENTRY/EXIT



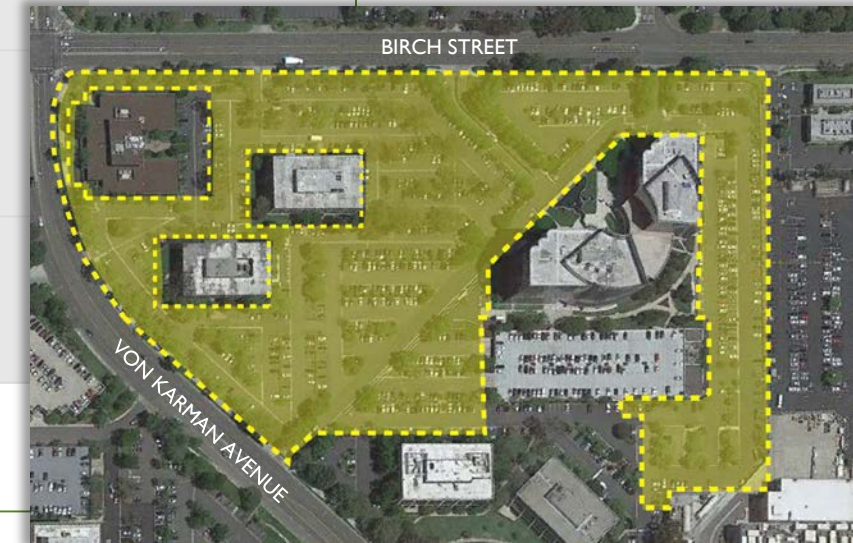
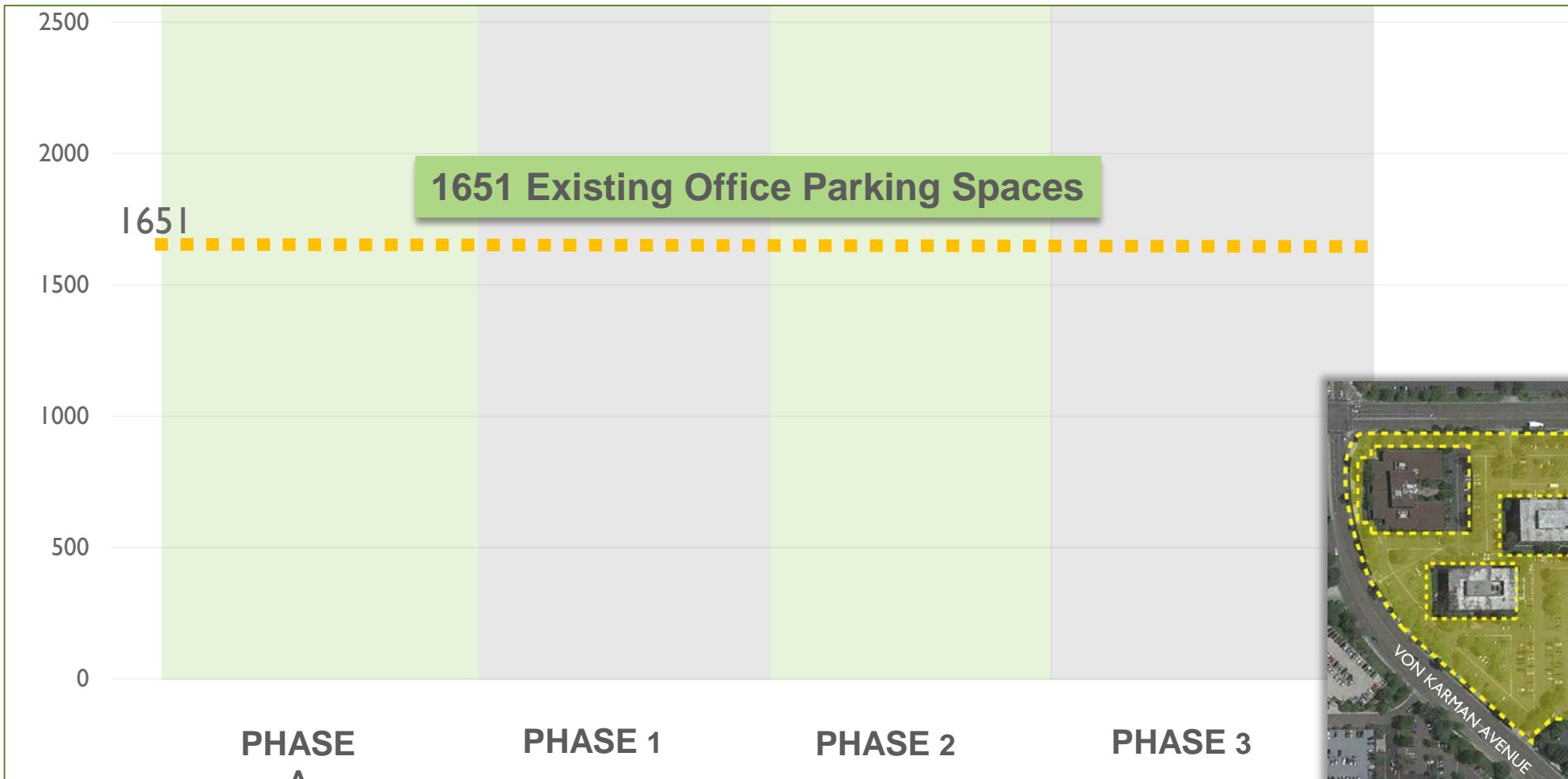
	PUBLIC ACCESS
	OFFICE ACCESS

KOLL CENTER CIRCULATION



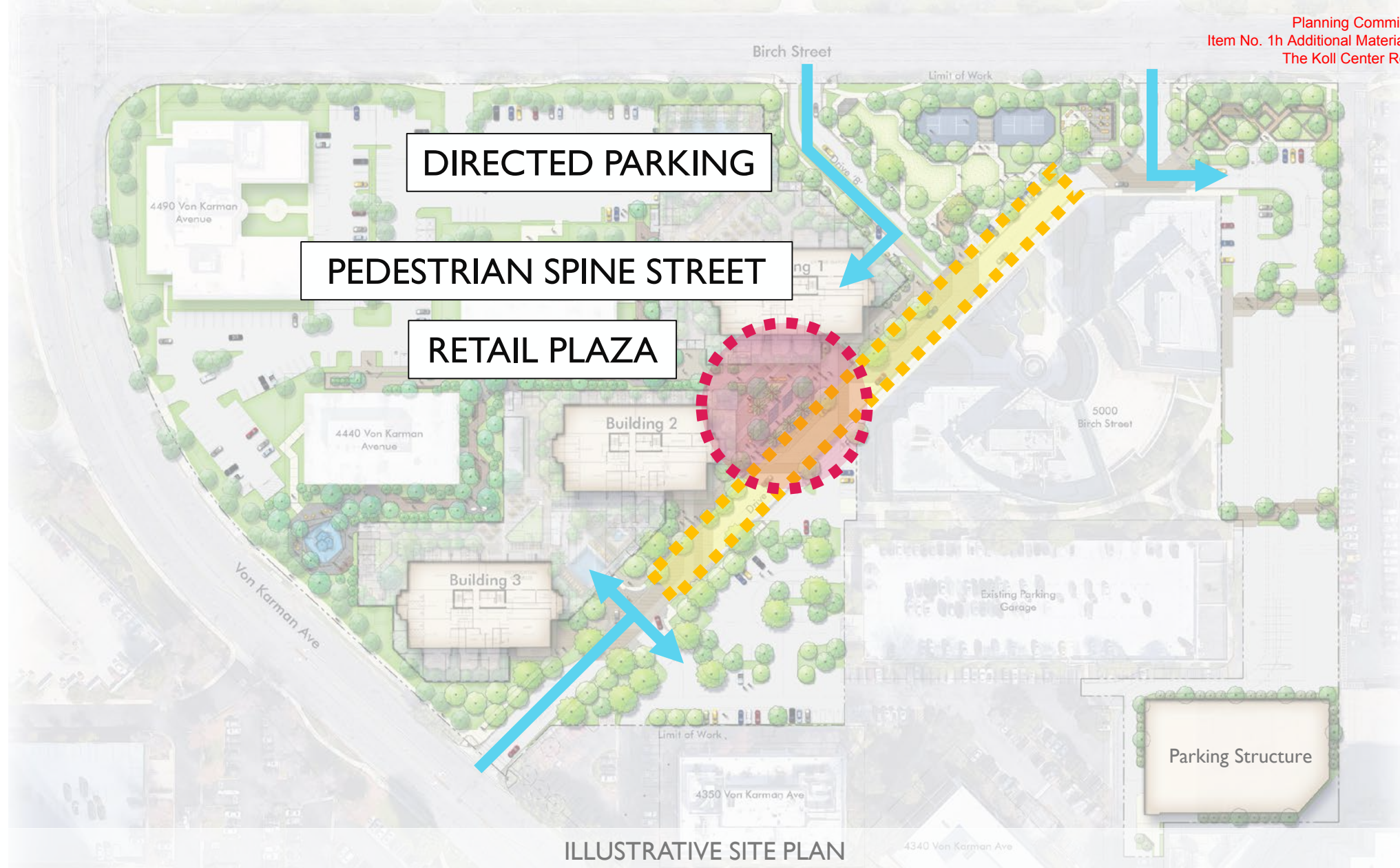
PARKING & PHASING

OFFICE PARKING SUPPLY - EXISTING

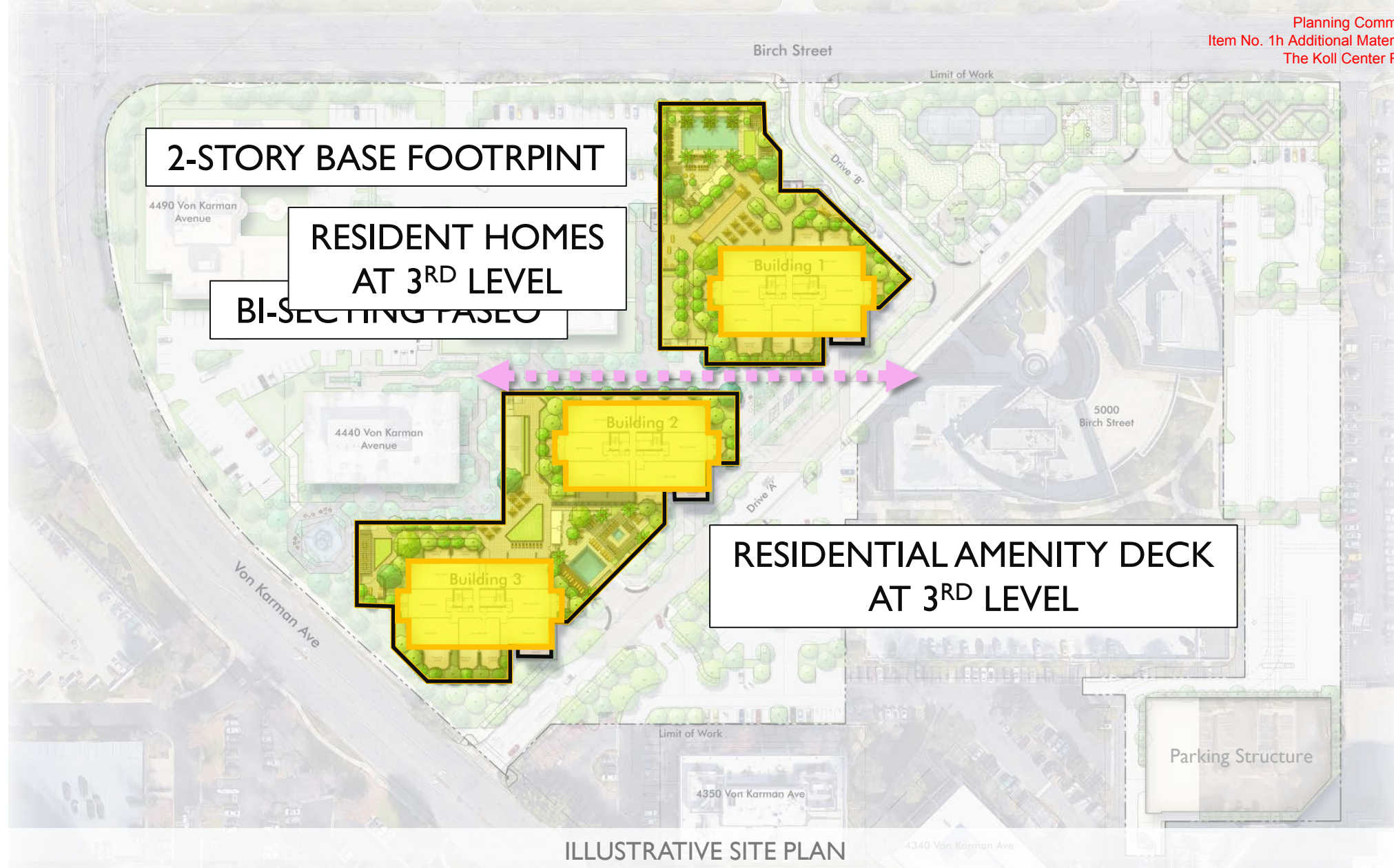




ARCHITECTURE



ILLUSTRATIVE SITE PLAN

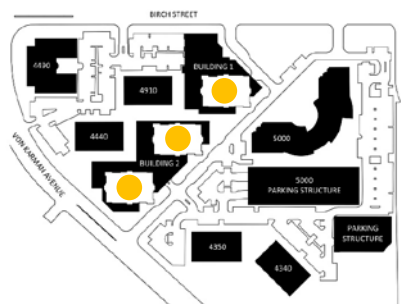


ILLUSTRATIVE SITE PLAN



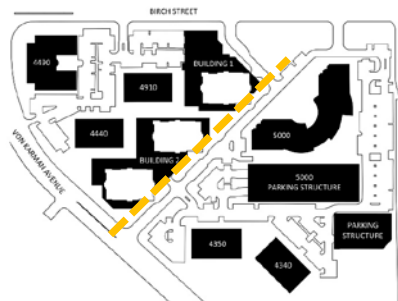
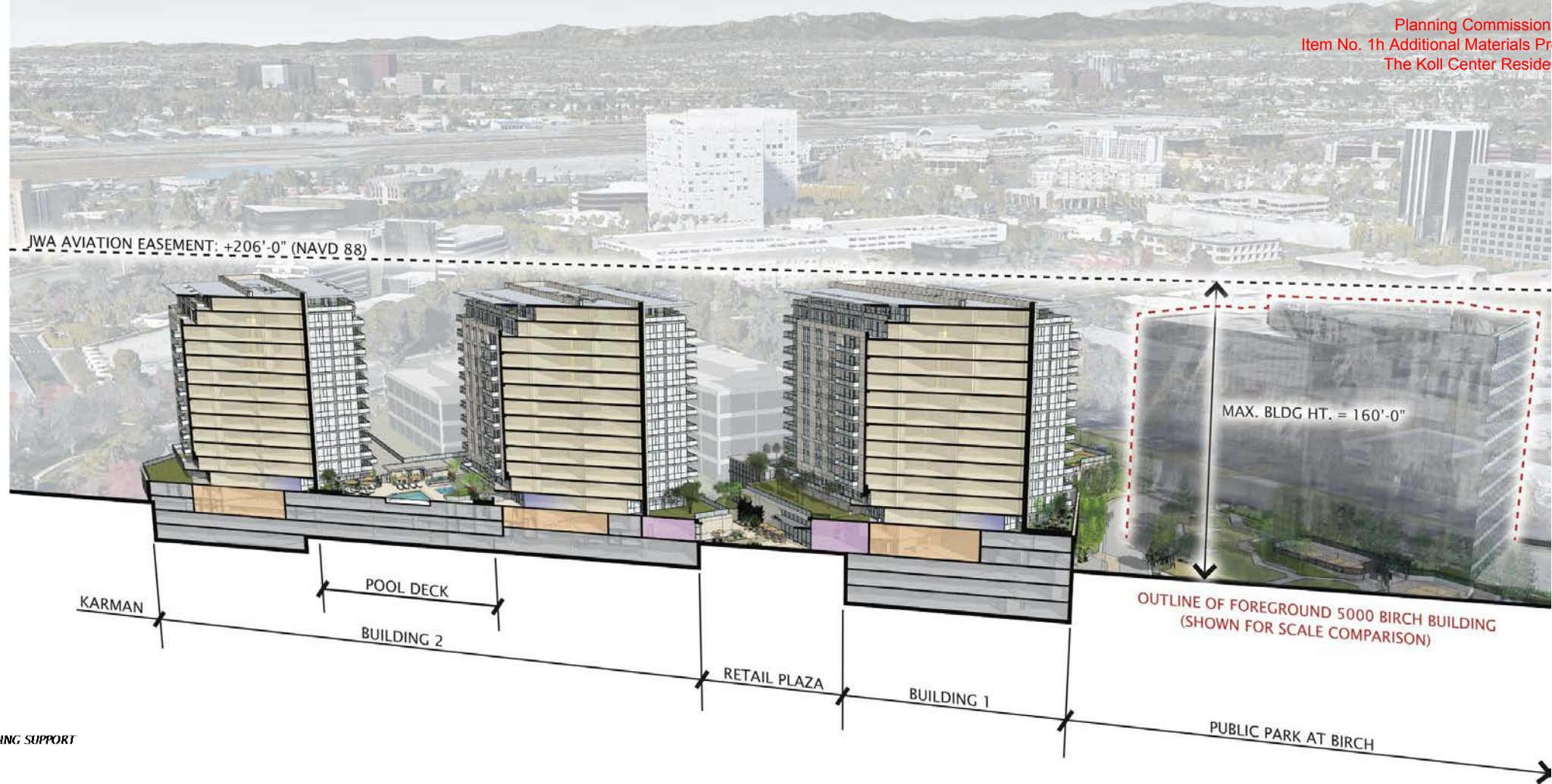


BIRDSEYE PERSPECTIVE



KEYMAP

THE KOLL CENTER
RESIDENCES



KEYMAP

SECTION PERSPECTIVE

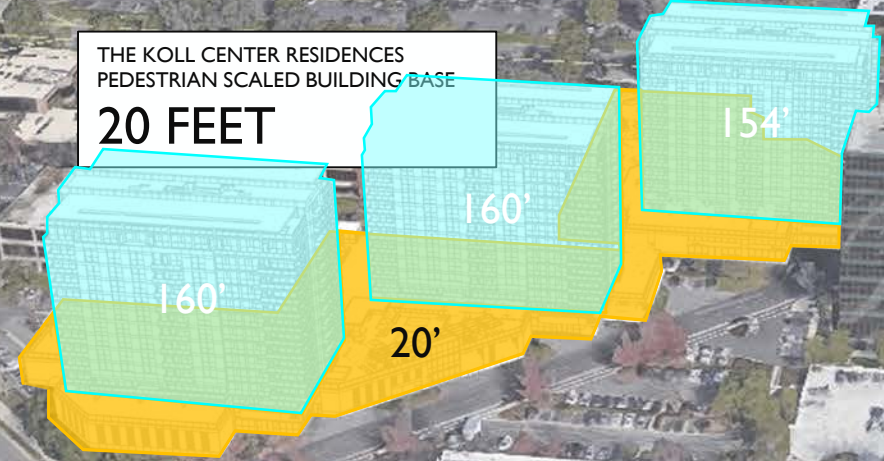
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CONTEXTUAL BUILDING HEIGHTS

THE KOLL CENTER RESIDENCES
PEDESTRIAN SCALED BUILDING BASE

20 FEET



“REQUIRE THAT HIGH-RISE STRUCTURES BE SURROUNDED WITH LOW- AND MID-RISE STRUCTURES FRONTING PUBLIC STREETS AND PEDESTRIAN WAYS OR OTHER MEANS TO PROMOTE A MORE PEDESTRIAN SCALE”

PEDESTRIAN SCALED MASSING



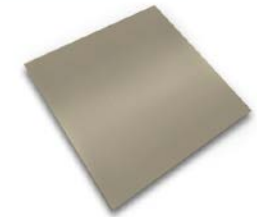
GLAZING



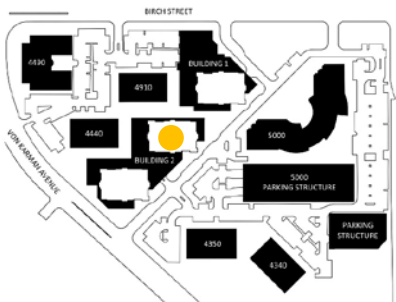
GFRC PANELS



METAL



KOLL CENTER BUILDING PERSPECTIVE



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PLAZA PERSPECTIVE



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SMALL GROCERY MARKET for RETAIL SPACE – EXAMPLE PHOTO



SMALL GROCERY MARKET for RETAIL SPACE – EXAMPLE PHOTO



LOBBY PERSPECTIVE



KEYMAP

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KEYMAP



TYPICAL FLOOR PLAN - 2 BEDROOM / 2.5 BATH

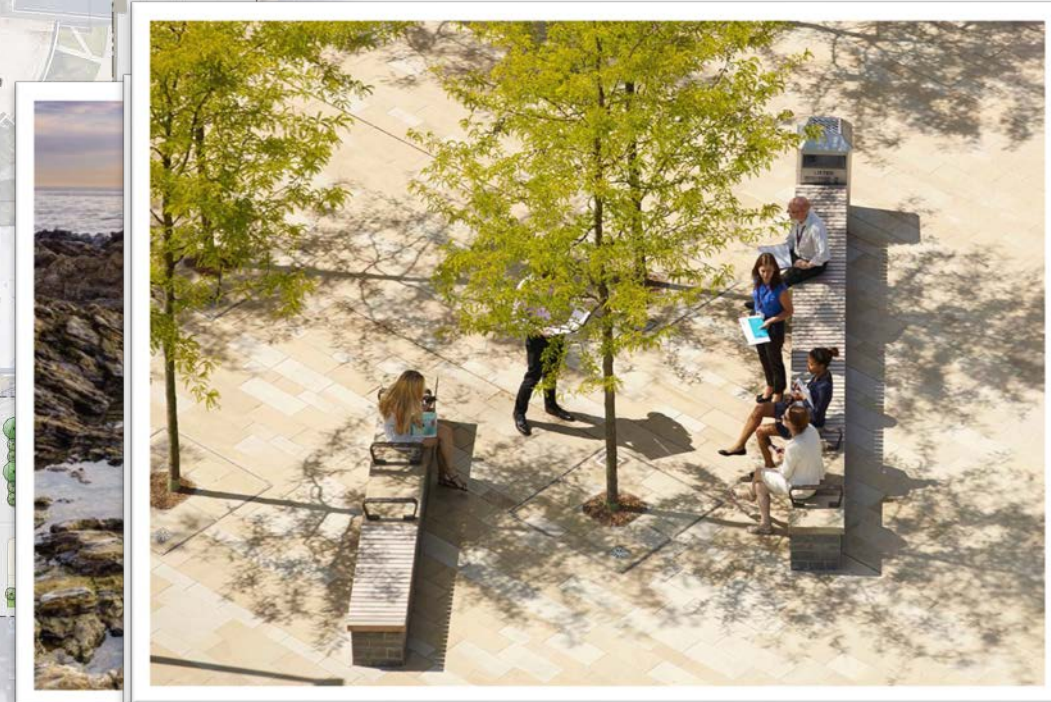


PENTHOUSE PERSPECTIVE

LANDSCAPE



PLAZA GARDEN



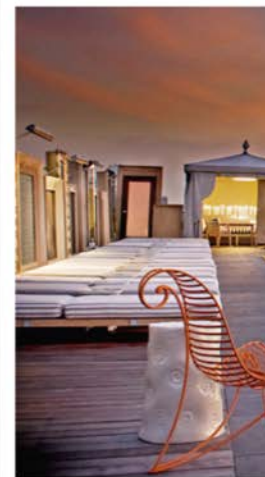
ILLUSTRATIVE LANDSCAPE PLAN – PUBLIC AMENITIES

THE KOLL CENTER
RESIDENCES

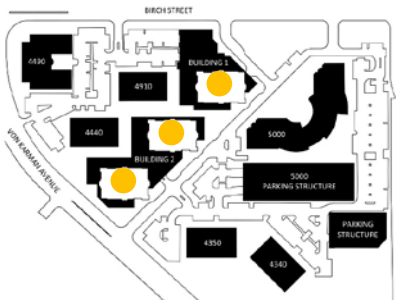


LOUNGE SEATING AREAS

BBQ/ENTERTAINING AREAS

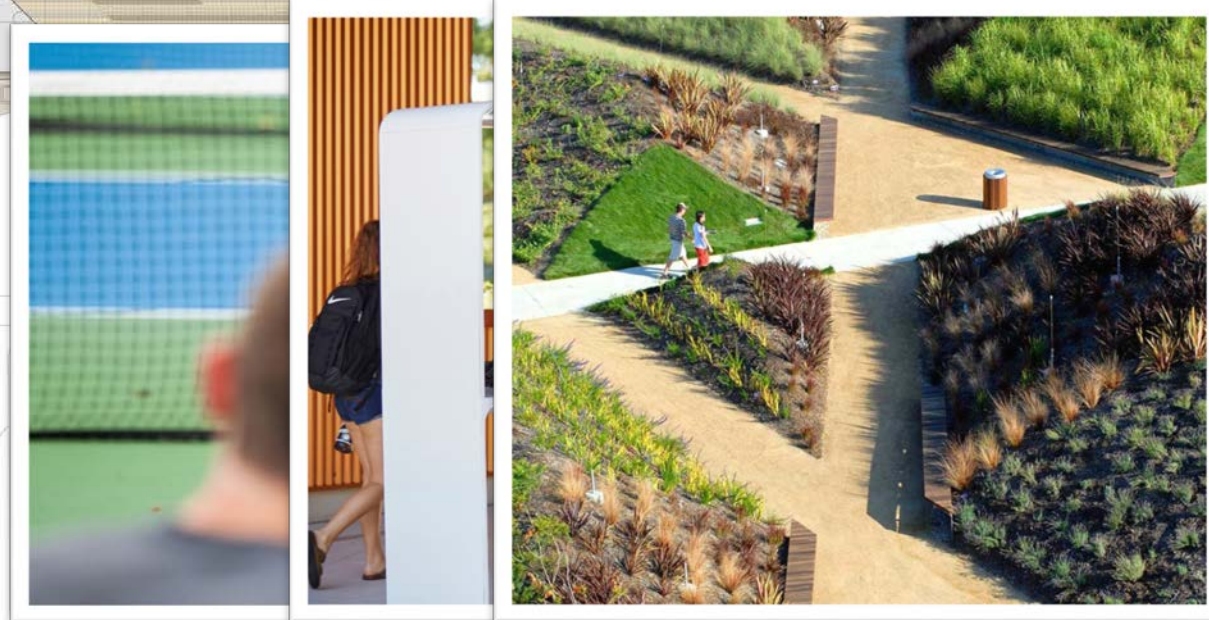


ILLUSTRATIVE LANDSCAPE PLAN – PRIVATE AMENITIES



KEYMAP

THE KOLL CENTER
RESIDENCES

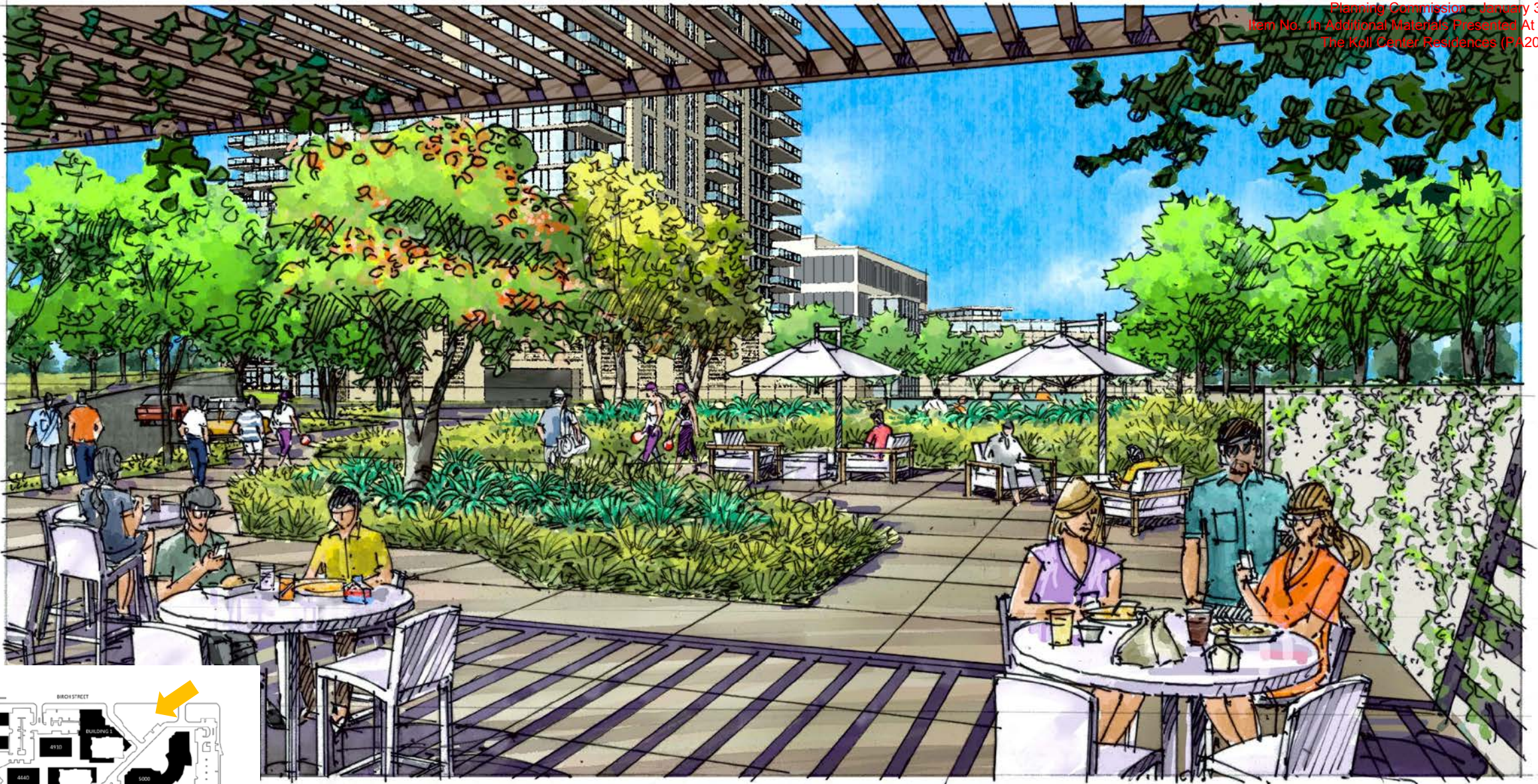


ILLUSTRATIVE LANDSCAPE PLAN – PUBLIC PARK

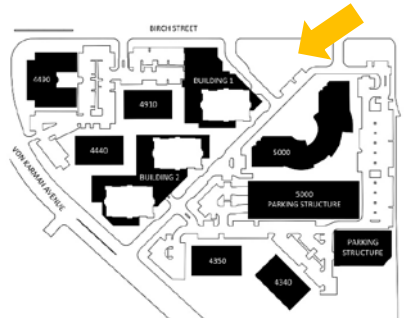
THE KOLL CENTER RESIDENCES

KEYMAP

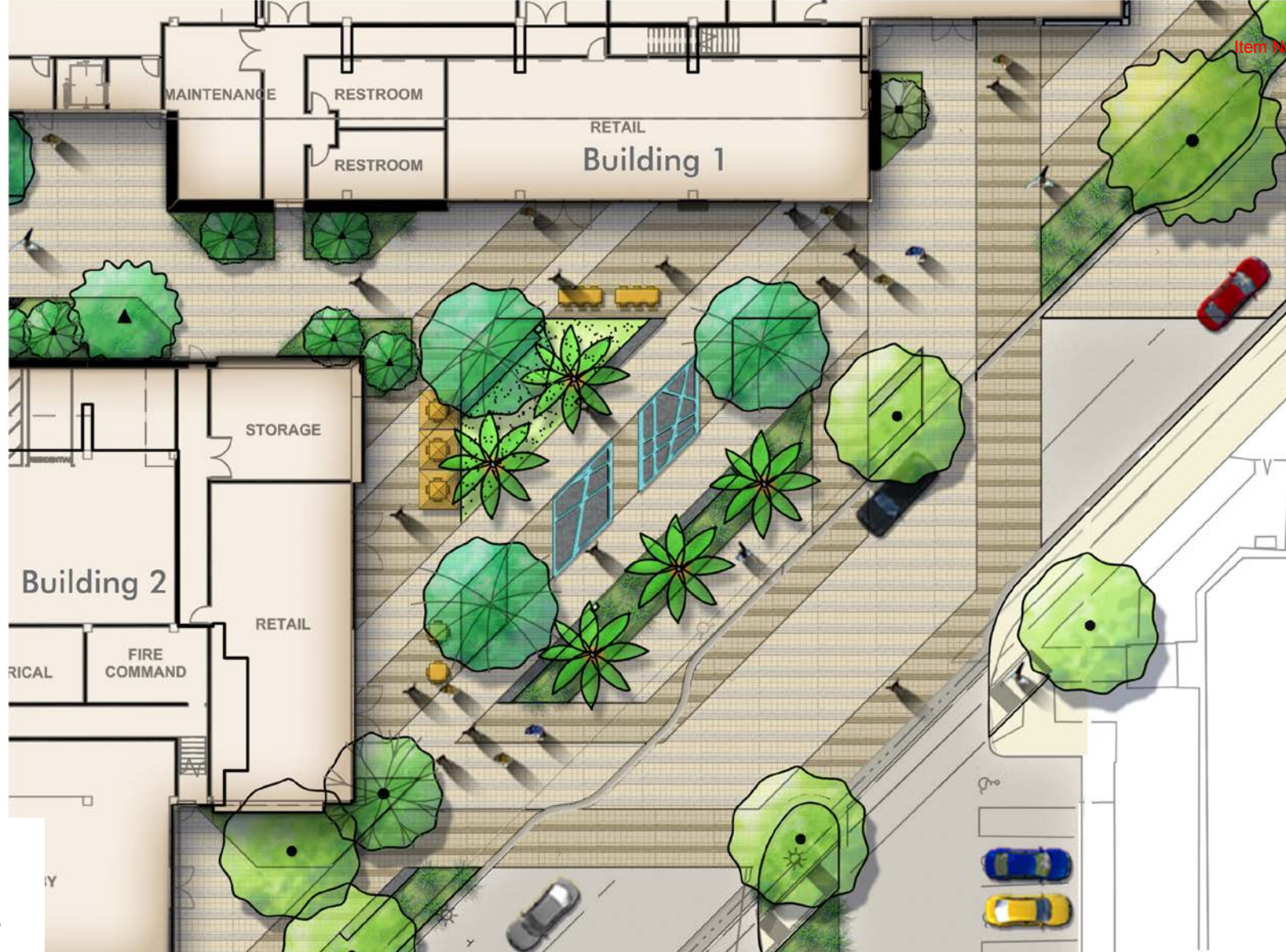
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ARTIST RENDERING – PUBLIC PARK



KEYMAP



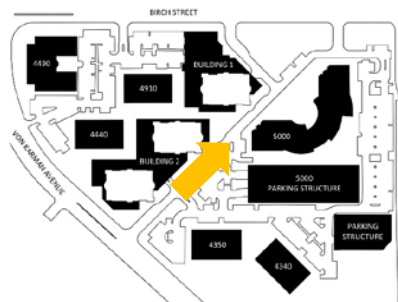
ILLUSTRATIVE LANDSCAPE PLAN – STARS OF THE BAY PLAZA



KEYMAP



EXISTING CONDITION – KOLL CENTER STREET SCENE



KEYMAP

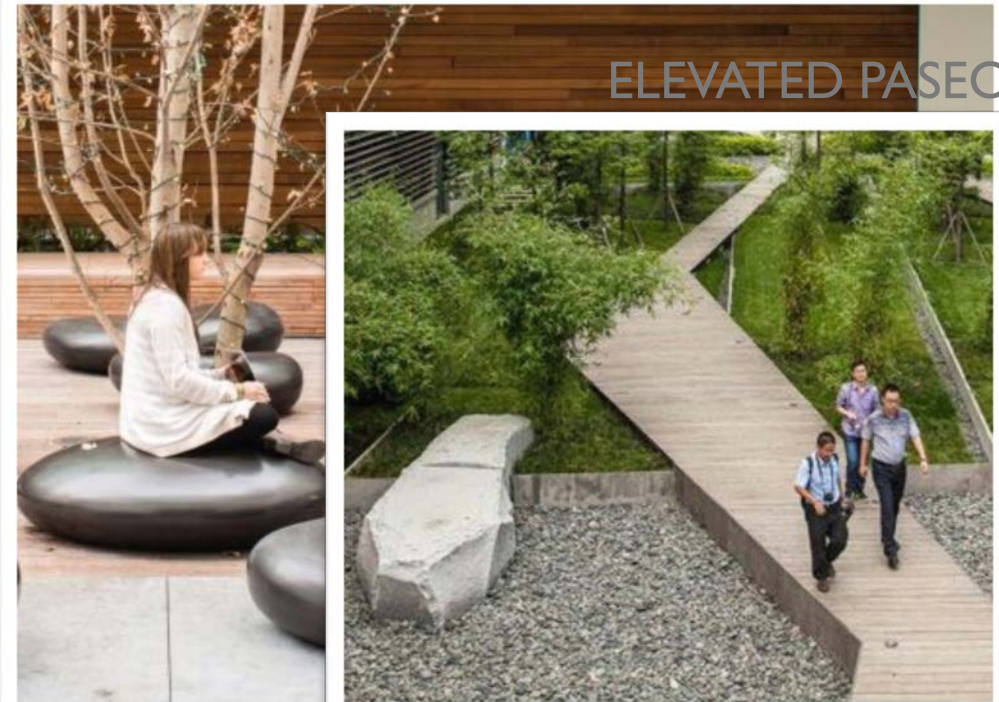


KEYMAP



PASEO PLAZA

ELEVATED PASEO

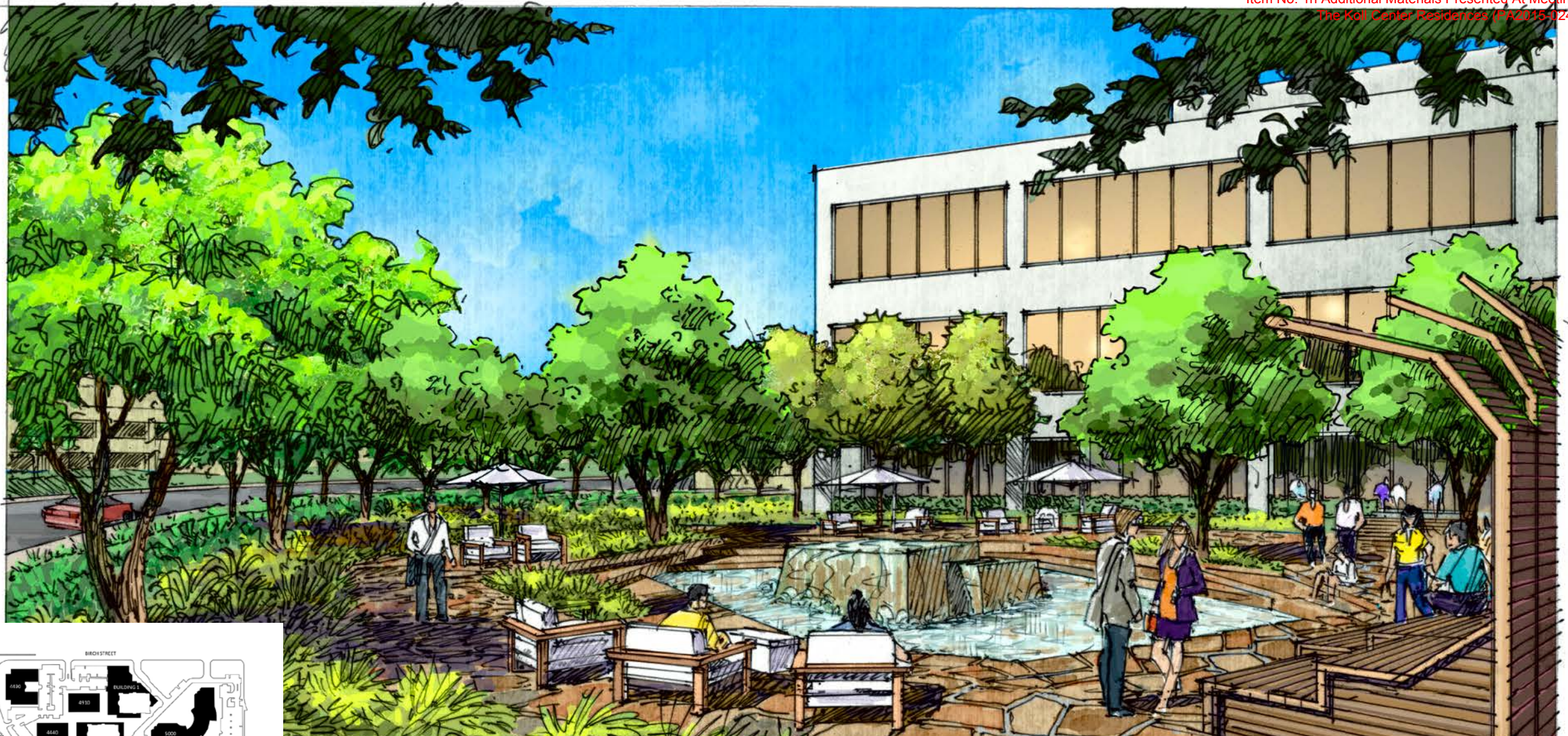


ILLUSTRATIVE LANDSCAPE PLAN – THE PASEO



KEYMAP

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ARTIST RENDERING - VON KARMAN PLAZA



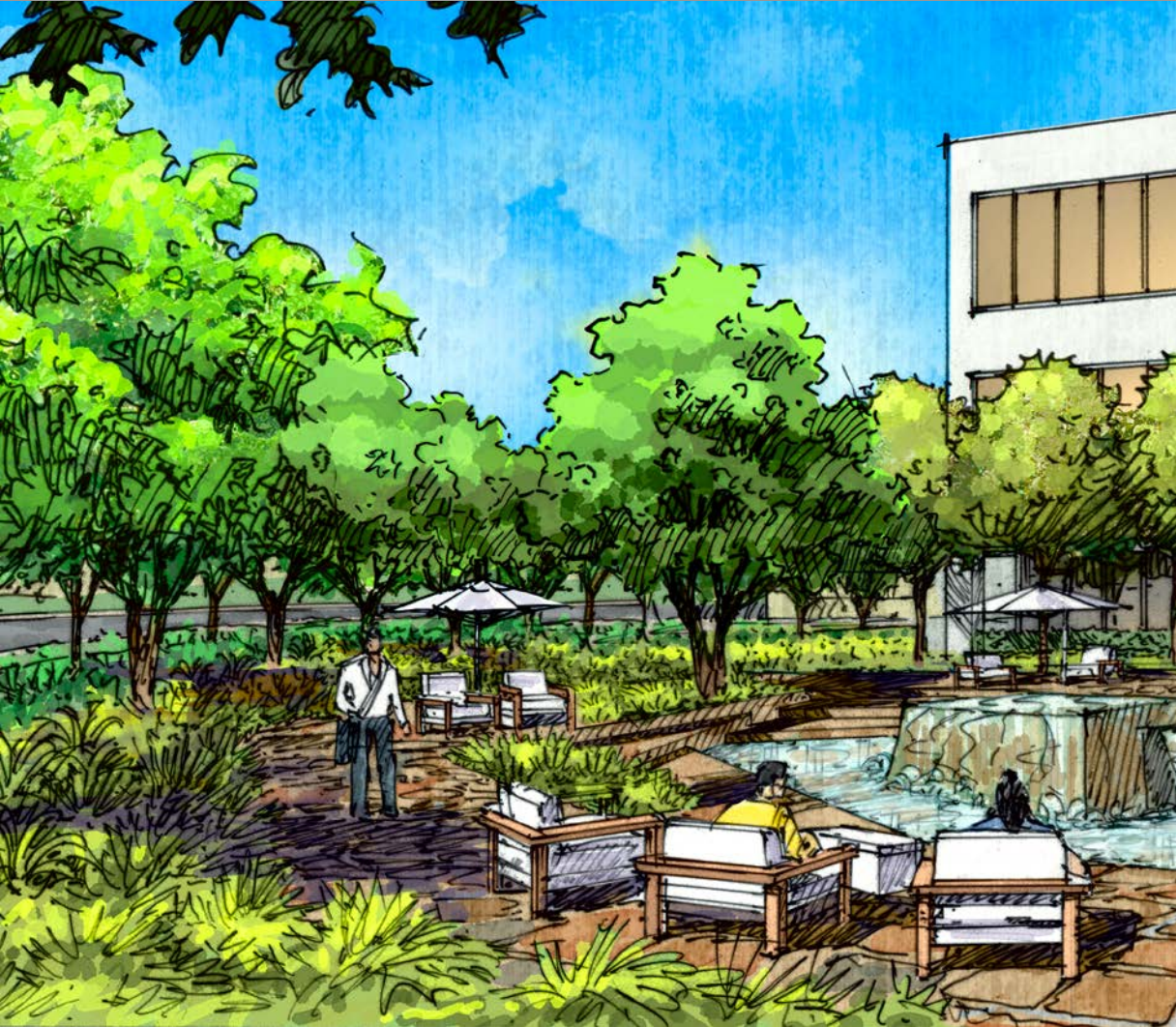
KEYMAP

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CLOSING COMMENTS

PROJECT BENEFITS

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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

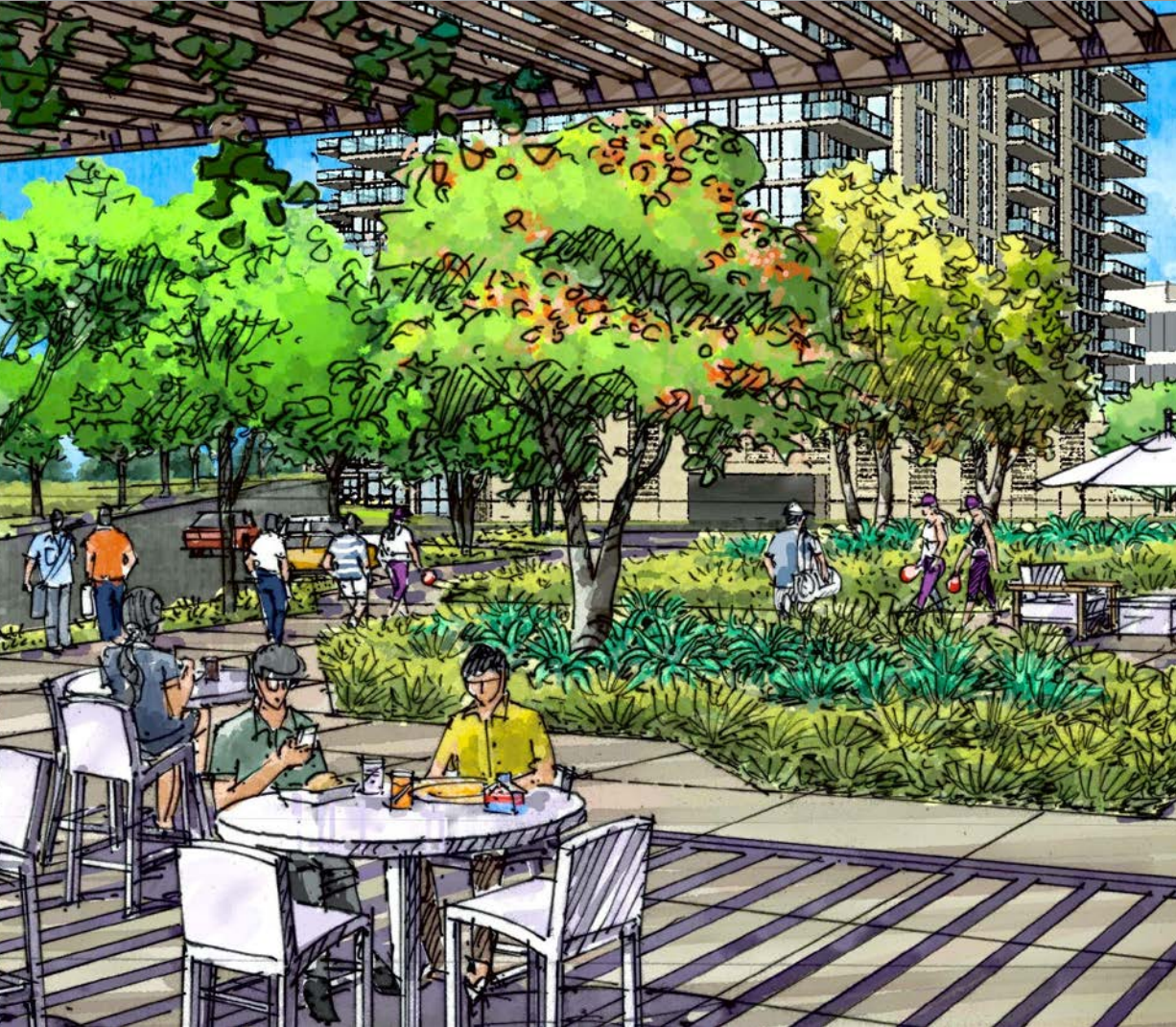
IMPROVED

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

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ADVANCED

WATER QUALITY FEATURES

RECYCLED

WATER RETENTION INTEGRATION

ADDITIONAL

1+ ACRE PUBLIC RECREATIONAL PARK SPACE

CONTRIBUTION

MILLIONS OF DOLLARS IN CITY REVENUE THROUGH
DEVELOPMENT FEES & PROPERTY TAXES

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GENERAL PLAN COMPLIANCE

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10-ACRE
SITE



30 UNITS
PER ACRE
MINIMUM

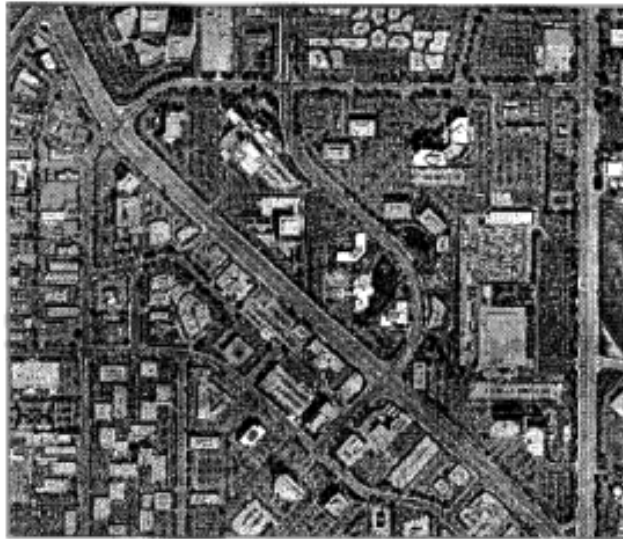


1-ACRE
PUBLIC PARK



CONNECTIVITY

INTEGRATED CONCEPTUAL DEVELOPMENT PLAN



AIRPORT BUSINESS AREA
RECOMMENDED INTEGRATED CONCEPTUAL DEVELOPMENT PLAN
FOR CONEXANT AND KOLL PROPERTIES

SEPTEMBER 2010

The General Plan policies allow for a maximum of 2,200 units of housing within the Airport Business Area. All but 550 of these units must replace existing development so that there is no net gain of vehicular trips; the 550 “additive” units may be constructed on existing surface parking lots or areas not used for occupiable buildings located east of MacArthur Boulevard. This area, referred to in the General Plan as the Conceptual Development Plan Area, has strong potential for the introduction of new residential development, as it includes two large tracts of assembled property, including the 75-acre Koll property, and the 25-acre Conexant site. The General Plan requires the property owners in this area to collaborate in the preparation of a single Conceptual Development Plan to

SEPTEMBER 28, 2010

CITY OF NEWPORT BEACH

City Council Minutes
 City Council Regular Meeting
 September 28, 2010 – 7:00 p.m.

I. STUDY SESSION - 4:00 p.m.

II. CLOSED SESSION - 6:00 p.m.

A. Conference with Legal Counsel - Existing Litigation (Government Code § 54957.1)

(a): Five matters:

1. *Pacific Shores v. Newport Beach*, U.S. District Court Case No. SA-07-00101 (PLA's)
2. *Newport Coast Recovery and Yellowstone Recovery v. City of Newport Beach*, U.S. District Court Case No. SACV 09-0701 DOC (ANs)
3. *Cross-Claim Against Morningstar Recovery as the only remainder of the Concerned Citizen's v. City of Newport Beach*, U.S. District Court Case No. SACV 09-00102-JVS (RNDs)
4. *City of Newport Beach v. Birch Bay Court, LLC*, Orange County Court Case No. 30-2010-00351190
5. *Shelly v. Northrop and Johnson Yachts, LLC, et. al.*, Orange County Superior Court Case No. 30-2010-00405253

B. Confer

Agency:
Terri Co

Employee:
Beach P
Associate

III. RECESS

IV. RECONVENED

V. ROLL CALL

Present: Council
Council

VI. CLOSED SESSION

City Attorney H:
7-0 vote and with
recusing herself.

XV. PUBLIC HEARINGS

23. AIRPORT BUSINESS AREA INTEGRATED CONCEPTUAL DEVELOPMENT PLAN (PA2007-170 & PA2008-063). [100-2010]

Special Projects Consultant Wood utilized a PowerPoint presentation to summarize staff analysis of the Integrated Conceptual Development Plan (ICDP), neighborhood parks, general plan policies, and environmental review and impacts. In response to Council questions, she noted that the ICDP serves as a guide and discussed the General Plan and Environmental Impact Reports (EIR).

Motion by Council Member Daigle, seconded by Council Member Gardner to adopt Resolution No. 2010-113 approving the proposed Airport Business Area Integrated Conceptual Development Plan as amended by Council Member Webb.

The motion carried by the following roll call vote:

Ayes: Council Member Selich, Council Member Rosansky, Mayor Pro Tem Henn, Mayor Curry, Council Member Webb, Council Member Gardner, Council Member Daigle

Newport plans to convert industrial to residential

By Mike Reicher, mike.reicher@latimes.com

OCTOBER 2, 2010, 8:06 PM

NEWPORT BEACH
biggest buzz words

Now Newport Beach
beach villages, may soon join
industrial land for gleaming condo towers.

The City Council on Tuesday approved a conceptual plan to build 1,504 condos,

"People could work and live basically in the same place," said Councilwoman Nancy Gardner, who worked on the General Plan update that encouraged the development. "This concept is right on target."

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