

## LACKS "SUBSTANTIAL COMPLIANCE" WITH ICDP: **HIGH-RISE HEIGHT**

ENTIRE 2010 ICDP PUBLIC PROCESS STATED KOLL SITE WOULD BE **MID-RISE**

1. CEQA NOTIFICATION AND INITIAL STUDY
  2. JULY 22, 2010 PLANNING COMMISSION MEETING
  3. SEP 9, 2010 PLANNING COMMISSION MEETING
  4. SEPTEMBER 28, 2010 CITY COUNCIL MEETING
- **"Koll** - Housing types contemplated in the plan include stacked flats in **mid-rise** buildings of varying heights in podium or wrap configuration, as well as possible ground floor townhouse units.
  - **Conexant (Uptown)** - Housing types contemplated in the plan include ground-level townhouse units, podium **mid-rise and high-rise** apartment/condominiums." *(Excerpted from CC, PC and CEQA City Staff Reports)*

## LACKS "SUBSTANTIAL COMPLIANCE" WITH ICDP: **NO CENTRAL PARK**

THE GENERAL PLAN AND ICDP, AS WELL AS ALL FOUR 2010 PUBLIC MEETINGS, ARE CLEAR:

- "The General Plan calls for residential villages to be **centered on neighborhood parks** to provide structure and a sense of community and identity." (2010 ICDP)
- "Koll - The Plan provides for the creation of a **central neighborhood park** of approximately one acre..." (2010 ICDP)
- "Allow development of mixed-use residential villages, each containing a minimum of 10 acres and **centered on a neighborhood park** and other amenities." (GP LU 6.15.6)



## 2010 ICDP - APPROVED LOCATION OF CENTRAL PARK





# PROPOSED CONDO TOWERS MOVE PARK TO FAR CORNER



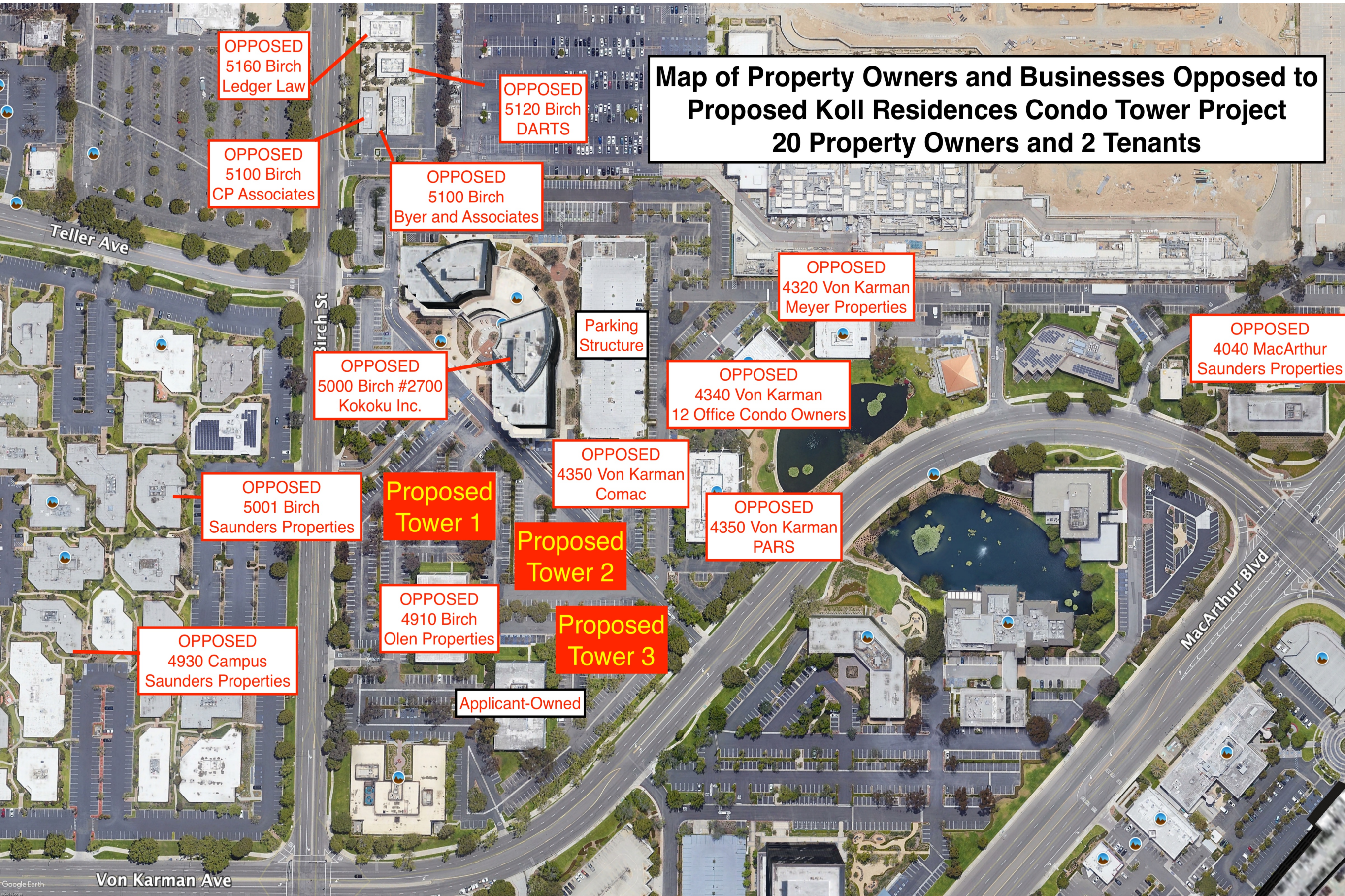


## LACKS "SUBSTANTIAL COMPLIANCE" WITH ICDP: POOR INTEGRATION

### CLEAR LACK OF COHESIVE INTEGRATION WITH THE EXISTING OFFICE PROPERTIES

- "Carefully integrate with existing non-residential buildings..." (2010 ICDP)
- "...ensure compatibility with office...and other non-residential uses." (GP LU 6.15.10)
- "Spatially organize new residential uses with existing office development in a way that creates an engaging neighborhood fabric..." (2010 ICDP)
- "Cohesive residential villages that are integrated with business park uses. (GP LU 6.15.4)







## LACKS "SUBSTANTIAL COMPLIANCE" WITH ICDP: LACKS ACTIVE GROUND FLOOR

### MAJORITY OF GROUND FLOOR IS PARKING GARAGE

- "Create ground level retail and residential uses that promote active and engaging street fronts..." (2010 ICDP)
- "These [mixed-use residential] would contain a mix of housing types and buildings that integrate housing with ground level convenience retail uses..." (2010 ICDP)

# MUCH OF GROUND FLOOR IS 2 STORIES OF PARKING



Proposed Koll Center Residences Condo Towers