The *New* Proposed One Paseo Project

Community Workshop #2

As part of a

Special Meeting of the Carmel Valley Community Planning Board

August 19, 2015
Tonight’s Program

• Presentation: The *New* One Paseo

• Open House
  – Process Overview
  – Traffic and Circulation
  – Potential Design Options (3)
  – Design Character

• CVCPB and Community Discussion
We Want Your Comments!

• Tonight’s Open House
  – Meet the project team and Working Group!
  – Provide written comments

• Tonight’s Community Discussion
  – Submit a speaker card

• Visit: www.onepaseo.com
  – Encourage participation in the “virtual workshop”
Project Overview

Jamal Gwilliam Kilroy
Project Background

• A mixed-use project:
  – Retail
  – Office
  – Residential

• Previous project:
  – Approved by the City Council
  – Challenged by some community groups

• Settled lawsuit in May 2015
The *New* One Paseo

- Maintains a balanced, mixed-use project
- Reduces traffic by nearly half with a corresponding reduction in building height, bulk and scale
- Increases setbacks to 30 feet
- Reduces new traffic signals from 2 to 1 on Del Mar Heights Rd.
- Commits us to work with community groups and City staff on traffic mitigations
Planning Topics

• Process Overview
• Traffic and Circulation
• Potential Design Options (3)
• Design Character
# Planning Process

<table>
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<tr>
<th>Timeframe</th>
<th>Activity</th>
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Working Group

• Local residents (2)
• Alliance for Responsible Development Corporation* (1)
• East Bluff Community Association* (1)
• Mitigate One Paseo* (1)
• Carmel Valley Community Planning Board (3)
• What Price Main Street (1)
• Donahue Schriber (1)

* Parties to settlement agreement
Community Working Group
Member Perspective
Robert Freund
Project Overview

Jamas Gwilliam
Kilroy
Traffic Planning Principles

- Analyze the settlement agreement parameter of 14,000 Average Daily Trips (ADTs)
- Optimize site ingress and egress, as well as internal site circulation, for all transportation modes (e.g., bicycles, pedestrians, transit, automobile)
- Support effective access for emergency responders throughout the community
- Provide adequate parking
- Minimize the proposed project’s impact on peak period traffic to the extent feasible
## New One Paseo Program Mix

<table>
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<tr>
<th>Land Use</th>
<th>Traffic Rate</th>
<th>Units / Area</th>
<th>ADT</th>
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<tbody>
<tr>
<td>Office</td>
<td>13 trips / 1,000 sq-ft</td>
<td>280,000 sq-ft</td>
<td>3,640</td>
</tr>
<tr>
<td>Retail</td>
<td>70 trips / 1,000 sq-ft</td>
<td>95,000 sq-ft</td>
<td>6,650</td>
</tr>
<tr>
<td>Residential</td>
<td>6 trips / unit</td>
<td>608 units</td>
<td>3,648</td>
</tr>
<tr>
<td><strong>Total ADT</strong></td>
<td><strong>Total ADT</strong></td>
<td></td>
<td><strong>13,938</strong></td>
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## Previous vs. Proposed Project

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<tr>
<th>Land Use</th>
<th>Size/Units</th>
<th>Percent Change</th>
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<tbody>
<tr>
<td>Office</td>
<td>Previous</td>
<td>New</td>
</tr>
<tr>
<td></td>
<td>484,000 sq-ft</td>
<td>280,000 sq-ft</td>
</tr>
<tr>
<td>Retail</td>
<td>246,500 sq-ft</td>
<td>95,000 sq-ft</td>
</tr>
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<td>Residential</td>
<td>608 units</td>
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Estimated Traffic

Office
• 26% of trips

Retail
• 48% of trips

Residential
• 26% of trips
Traffic Distribution
Traffic Signal Synchronization

Palomar Airport Rd
(Melrose Dr to Paseo del Norte, WB PM Peak)

BEFORE

AFTER
Emergency Vehicle Access
Emergency Vehicle Access

GPS – Emergency Vehicle Preemption

Signal Sent via Satellite to Traffic Signals to Clear Traffic
Project Architect

Ramon Hone
5+ Design
Site Information
Conceptual Land Use
Design Considerations
Design Considerations (1 of 3)
Design Considerations (2 of 3)
Design Considerations (3 of 3)
Potential Design Concept A
Potential Design Concept B
Potential Design Concept C
Design Character: Residential

- Balconies and recessed areas
- Exuberant plantings*
- Example of plantings at residential entries*
- Example of planted and furnished upper terrace*
- Bold colors*
- Shared outdoor living room areas*
Design Character: Retail

- Walkable storefronts and casual seating*
- Active lawn edge at retail and dining*
- Succulents*
- Outdoor dining next to pedestrian area
- Informal plazas*
- Warm facades with plants*
Design Character: Office

Varied colors and facade depths

Bold and unified entry landscape

Rooftop garden and seating area

Entry plaza with integrated plantings

Contemporary hardscape and landscape design

Terrace garden with filtered shade
We Want Your Comments!

• Interactive Open House
  – Meet the project team and Working Group!
  – State your preferences and priorities
  – Provide written comments

• CVCPB and Community Discussion
  – Submit a speaker card

• Visit: www.onepaseo.com
Please Join Us at the Open House Comment Stations!

Re-Convene for CVCPB and Community Discussion!

Thank You!
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