1a – Process Overview

WORKING GROUP

Participants include a range of community groups, including several that settled their lawsuit over the project (noted with *):

- Local residents
- Alliance for Responsible Development Corporation*
- East Bluff Community Association*
- Mitigate One Paseo*
- Carmel Valley Community Planning Board
- What Price Main Street
- Donahue Schriber

SCHEDULE

<table>
<thead>
<tr>
<th>Settlement Agreement</th>
<th>Working Group Meetings #1 - #2</th>
<th>Community Workshop #1</th>
<th>Working Group Meeting #3</th>
<th>Community Workshop #2 with CVCPB</th>
<th>Working Group Meeting #4</th>
<th>Review by City Development Services</th>
<th>CVCPB</th>
<th>Planning Commission</th>
<th>City Council</th>
</tr>
</thead>
<tbody>
<tr>
<td>May</td>
<td>June 19</td>
<td>July 13</td>
<td>July 23</td>
<td>August 19</td>
<td>TBD</td>
<td>Review by City Development Services</td>
<td>CVCPB</td>
<td>Planning Commission</td>
<td>City Council</td>
</tr>
</tbody>
</table>

MAY 2015  JUN  JUL  AUG  SEP  OCT  NOV  DEC  JAN 2016

One Paseo – Community Workshop
1b – Process Overview

SETTLEMENT PARAMETERS

• Provide a mix of uses: retail, office, and residential
• Reduce traffic by about half
• Adhere to maximum 14,000 Average Daily Trips (ADTs)
• Provide 30-foot setbacks along the project frontage
• Reduce number of new traffic signals from 2 to 1 on Del Mar Heights Road
• Cap office building heights to 7 stories
• Reduce bulk and scale

PROPOSED DEVELOPMENT PROGRAM

The land use mix in the proposed development program is based on a maximum of 14,000 ADTs and other parameters defined in the settlement agreement. The following table describes the land use mix that was used as a basis for the optional design concepts A, B and C.

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>TRAFFIC RATE</th>
<th>UNITS / AREA</th>
<th>ADT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>6 trips/unit</td>
<td>608 units</td>
<td>3,648</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>Office</td>
<td>13 trips/1,000 sq. ft.</td>
<td>280,000 sq. ft.</td>
<td>3,640</td>
</tr>
<tr>
<td><strong>Total ADT</strong></td>
<td></td>
<td></td>
<td><strong>13,938</strong></td>
</tr>
</tbody>
</table>
2 – Traffic and Circulation

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

ALTERNATING DIRECTIONS OF TRAFFIC FLOWS

In a mixed-use project, traffic flows in alternating directions throughout the day.

- AM PEAK
- NOON
- PM PEAK

- OFFICE
- TRAFFIC FLOWS IN ALTERNATE DIRECTION
- RESIDENTIAL
- RETAIL

One Paseo – Community Workshop
3a – Potential Design: Option A (Site Plan)
3c – Potential Design: Option A (Circulation)

- Retail vehicles in
- Retail vehicles out
- Pedestrian routes
4b – Potential Design: Option B (Circulation)

OFFICE VEHICLES IN

RESIDENTIAL VEHICLES IN

OFFICE VEHICLES OUT

RESIDENTIAL VEHICLES OUT
4c – Potential Design: Option B (Circulation)
5c – Potential Design: Option C (Circulation)

**RETAIL VEHICLES IN**

**RETAIL VEHICLES OUT**

**PEDESTRIAN**
6a – Design Character: Residential

Example of plantings at residential entry*

Exuberant plantings*

Balconies and recessed areas

Example of planted and furnished upper terrace*

Bold colors*

Shared outdoor living room areas*

Indoor-outdoor living areas

Palo Verde tree (a very low water, deciduous species)*

Residential pool and spa

* The images marked with an asterisk were ranked highest by participants at Community Workshop #1

One Paseo – Community Workshop
6b – Design Character: Retail

Active lawn edge at retail and dining*
Walkable storefronts and casual seating*
Succulents*
Outdoor dining next to pedestrian area
Informal plazas*
Warm facades with plants*
Generous overhangs at sunny facades*
Plurals at dining areas
Human-scaled entries

* The images marked with an asterisk were ranked highest by participants at Community Workshop #1

One Paseo – Community Workshop
6c – Design Character: Office

Outdoor courtyard with seating and plantings

Example of California native plants (low water use)*

Shaded seating transitions between inside and outside

Rooftop garden and seating area

Bold and unified entry landscape

Varied colors and facade depths

Entry plaza with integrated plantings

Welcoming outdoor entry

Contemporary landscape and hardscape design*

Layered facade

Terrace garden with filtered shade

* The images marked with an asterisk were ranked highest by participants at Community Workshop #1

One Paseo – Community Workshop